

HB HARRY
BAKER
SMITH
SA II
ARCHITECTS II

189 Maple Ridge Drive Metairie, LA 70001
(504)885-4477 :: Fax(504)885-4377
central@hbsaii.com :: www.hbsaii.com

SINCE 1961

1031 CANAL STREET

UNIVERSITY OF LOUISIANA

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CERTIFIED CORRECT

Handwritten signature: May 10 1968

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[illegible]

FLOOR PLAN
FLOOR 1

PROJECT#: 0827

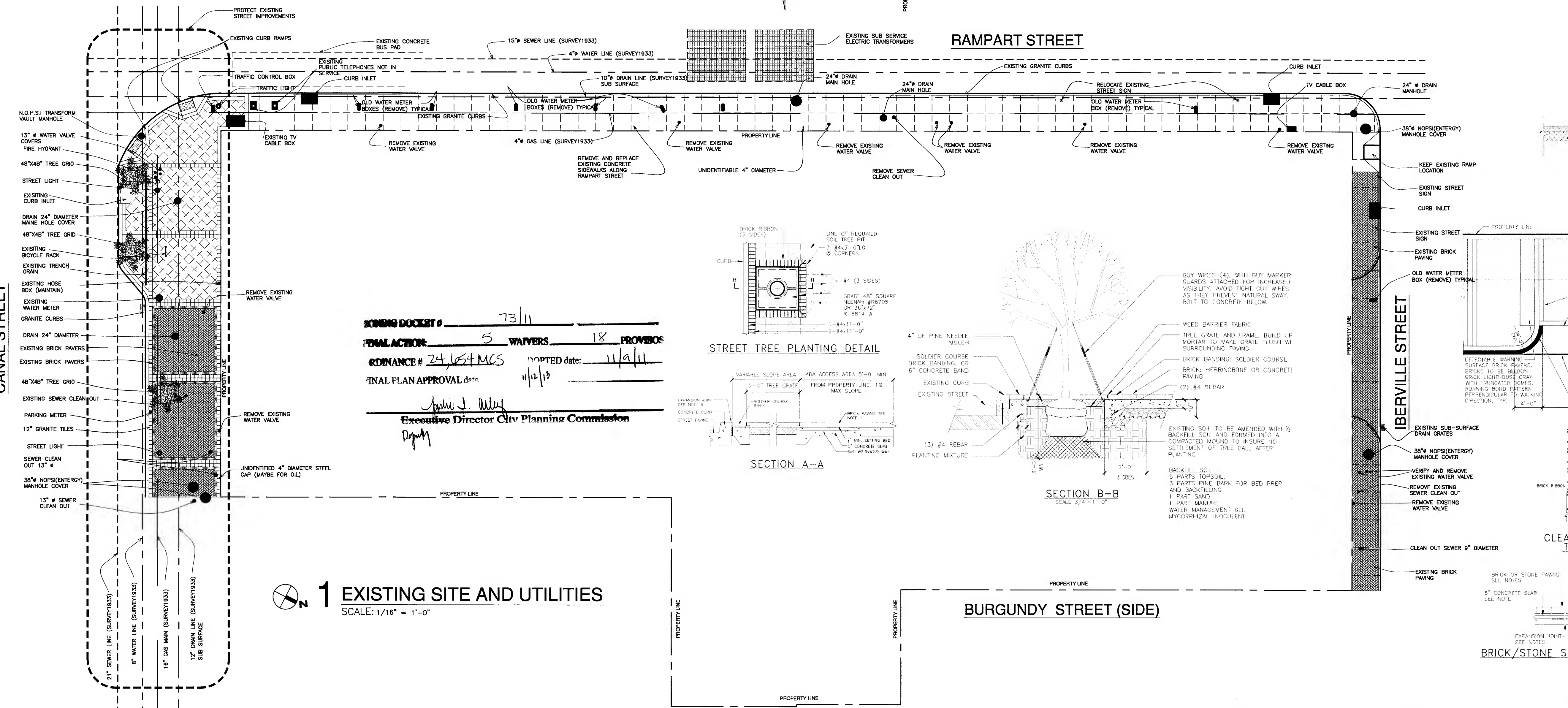
DRAFTER: VICTOR RINCON

CHECKER: HANK SMITH
SCALE: AS NOTED
ISSUED: 10/15/2010

SHEET#

A0.3
3 OF 34

5-21



NOTARIAL ARCHIVES OF ORLEANS PARISH
NA # 2013-43126 DT 11/12/13
TYPE: CONDUSE FEE: \$700.00 PG: 2

N.O. HISTORIC DISTRICT
 11/21/13
 REVIEWED
 EP
 LANDMARKS COMMISSION

FINAL DESIGN DOCUMENTS (10-15-2013)

REVISION HISTORY

[illegible]

FLOOR PLAN
GROUND

PROJECT#: **0827**

PHASE: DD

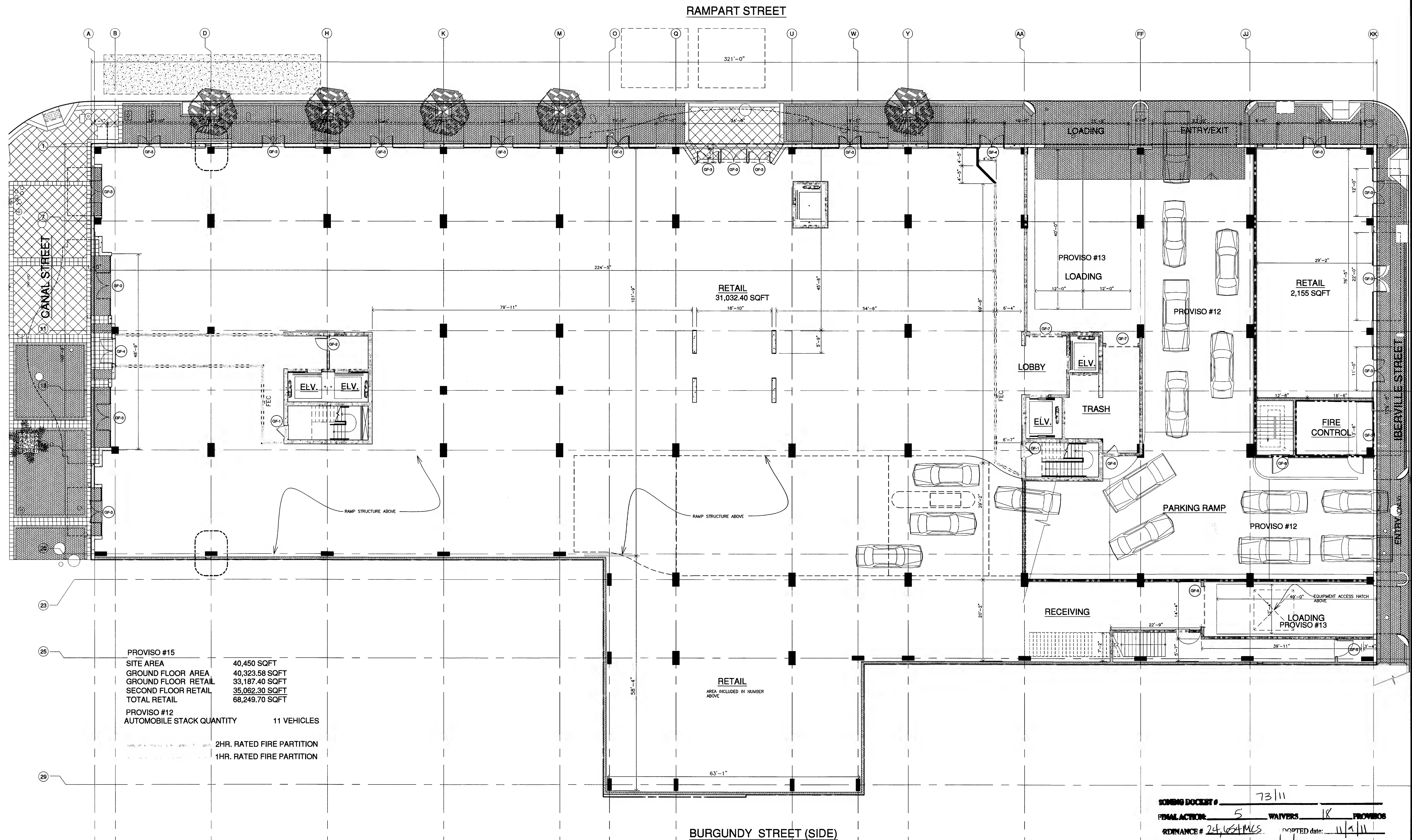
DRAFTER: VICTOR RINCON

CHECKER: HANK SMITH

SCALE: AS NOTED

ISSUED: **10/15/2013**

SHEET#
A1.1
X OF 3X



SCHEDULING DOCKET # _____ 73 || 11
FINAL ACTION: _____ 5 _____ **WALVERS** _____ 18 _____ **PROVIDES** _____
ORDINANCE # 24,654 MCS **DATED date:** 11/9/11
FINAL PLAN APPROVAL date: 11/12/13

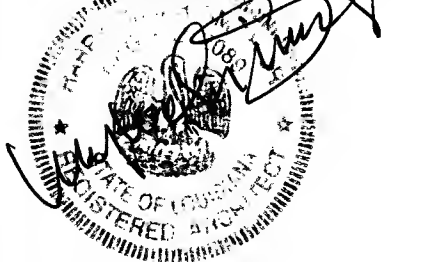
(Signature)
Executive Director City Planning Commission

NOTARIAL ARCHIVES OF ORLEANS PARISH
NA # 2013-43128 DT 11/12/13
TYPE: CONDUSE FEE: \$700.00 PG: 2



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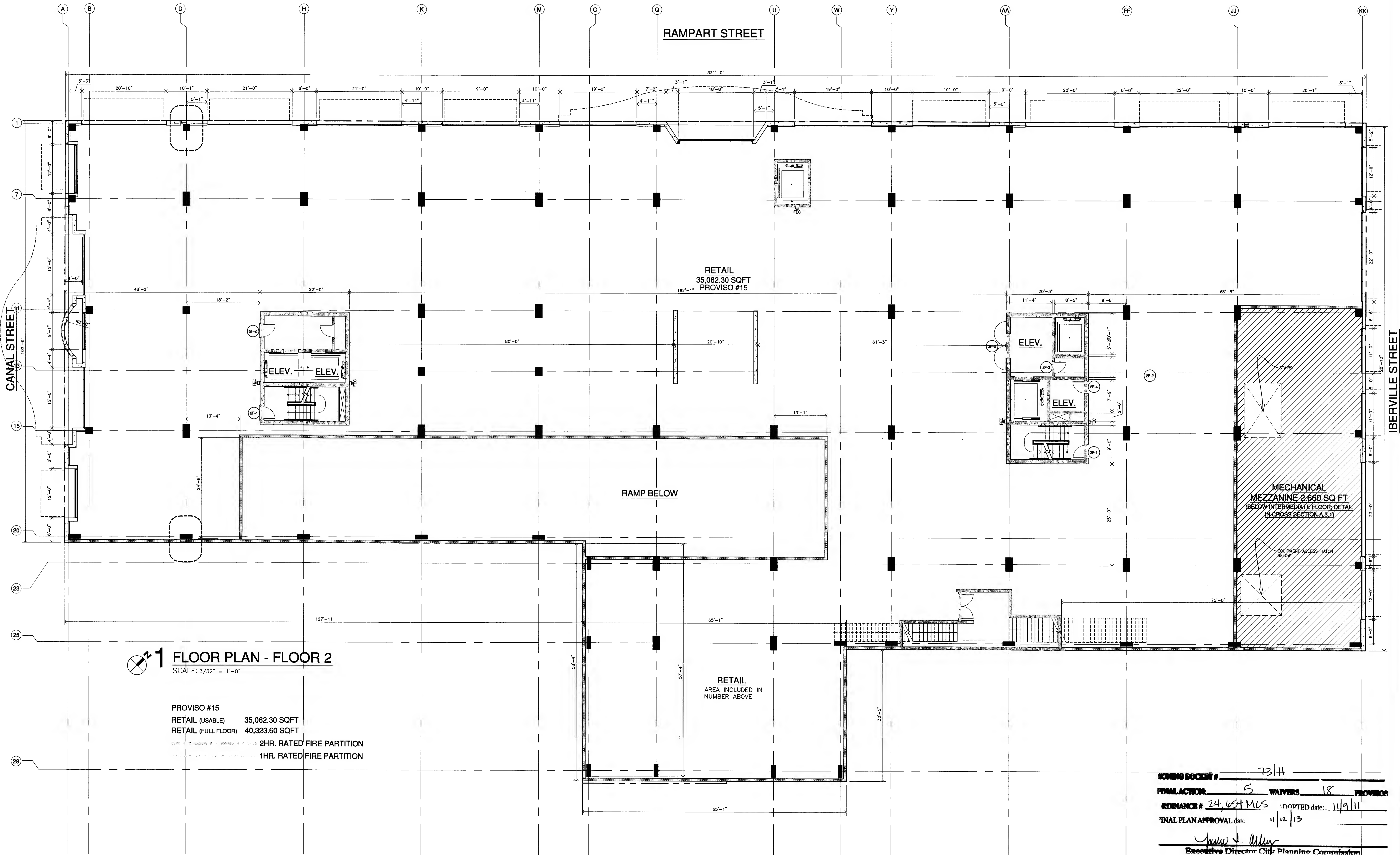
CERTIFIED: 4-CORRECT



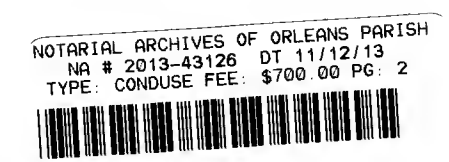
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REVISION HISTORY		
NO.	DATE	DESCRIPTION

FLOOR PLAN FLOOR 2 RETAIL
PROJECT#: 0827
PHASE: DD
DRAFTER: VICTOR RINCON
CHECKER: HANK SMITH
SCALE: AS NOTED
ISSUED: 10/15/2013
SHEET#
A1.2
5 OF 34



SOBING DOCKET # 7314
FINAL ACTION 5 WAIVERS 18 PROVISO
ORDINANCE # 24, 654 MGS ADOPTED date: 11/9/11
FINAL PLAN APPROVAL date: 11/12/13
[Signature] Deputy
Executive Director City Planning Commission

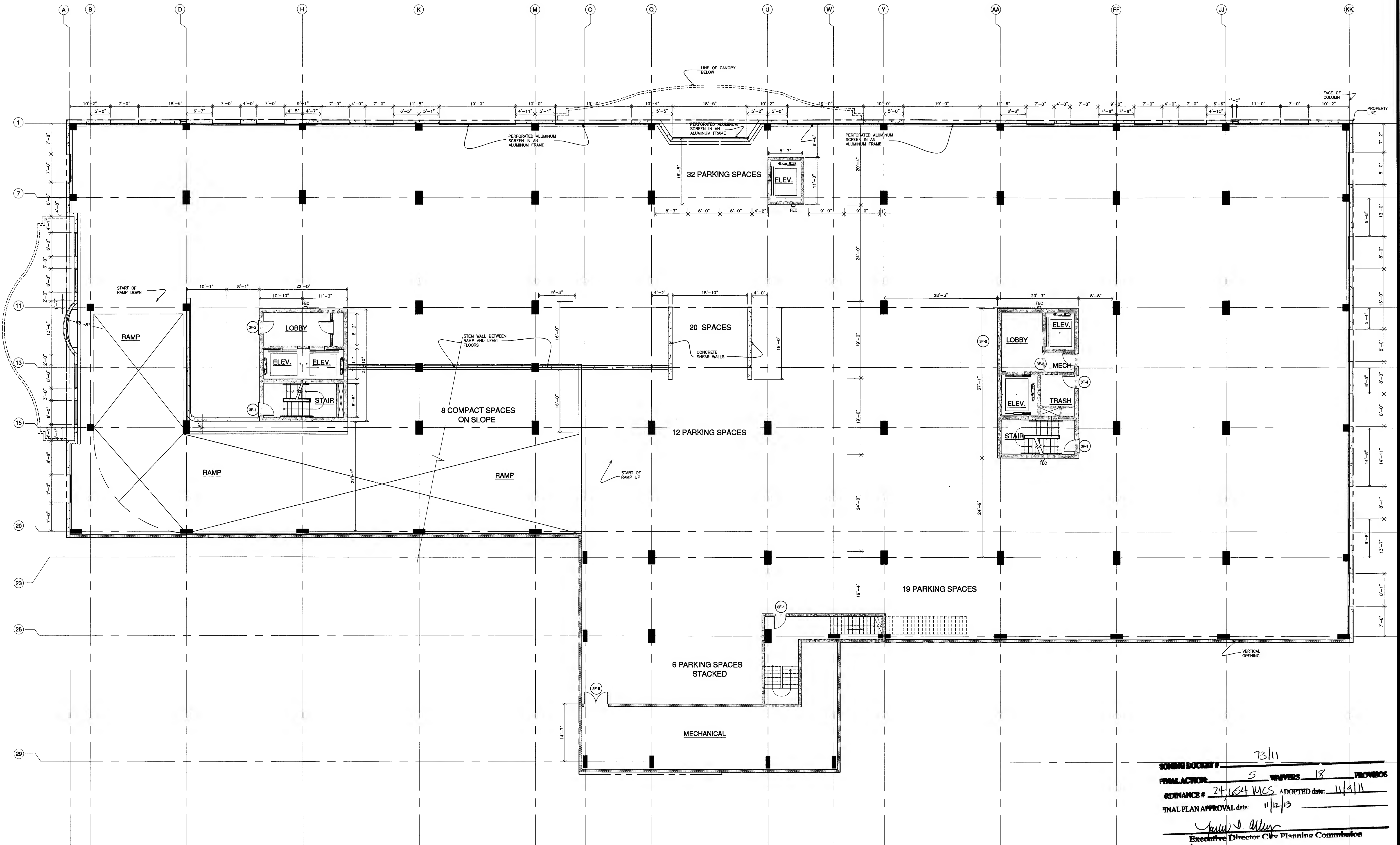


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[illegible]

DR PLAN
DICAP PARKING
CT#: 0827
ASE: DD
TER: VICTOR RINCON
KER: HANK SMITH
CALE: AS NOTED
UED: 10/15/2013
SHEET#
A1.3
6 OF 34



2HR. RATED FIRE PARTITION
1HR. RATED FIRE PARTITION

SCORING DOCKET # 73/11

FINAL ACTION: 5 WAIVERS 18 PROVIDES

ORDINANCE # 24164 MCS ADOPTED date: 11/9/11

FINAL PLAN APPROVAL date: 11/12/13

James S. Allen
Executive Director City Planning Commission
Deputy

NOTARIAL ARCHIVES OF ORLEANS PARISH
NA # 2013-43126 DT 11/12/13
TYPE: CONDUSE FEE: \$700.00 PG: 2

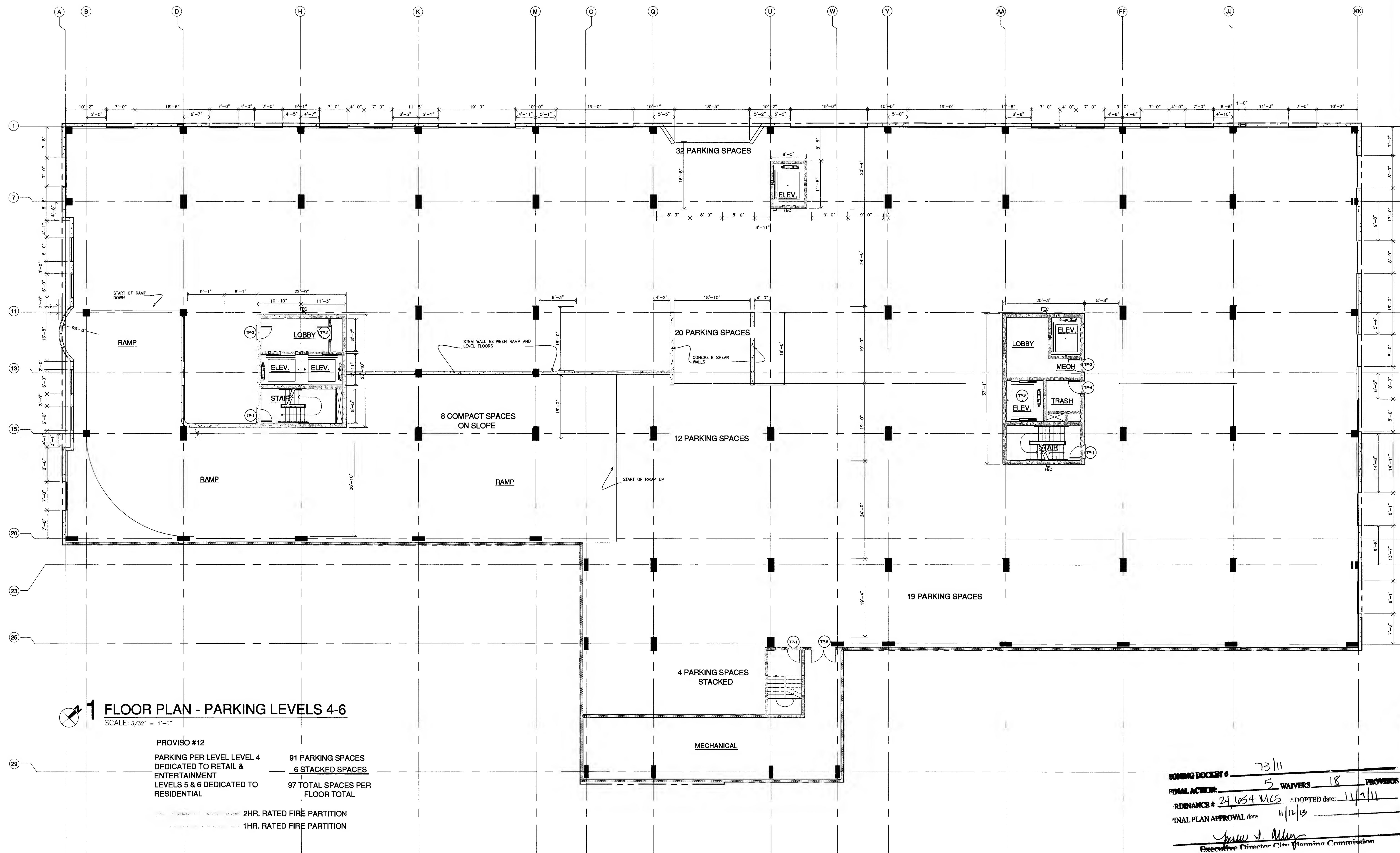


FINAL DESIGN DOCUMENTS (10-15-2013)

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[illegible]

FLOOR PLAN
PARKING 4-6
PROJECT#: 0827
PHASE: DD
DRAFTER: VICTOR RINCON
CHECKER: HANK SMITH
SCALE: AS NOTED
ISSUED: 10/15/2013
SHEET#
A1.3.1
1 OF 34



73111

WORKING DOCUMENT # _____

5 WAIVERS 18 PROVERBS

FINAL ACTION: _____

RDINANCE # 24, 654 MCS ADOPTED date: 11/7/11

FINAL PLAN APPROVAL date: 11/12/13

James J. Allen
Executive Director City Planning Commission

Deputy

NOTARIAL ARCHIVES OF ORLEANS PARISH
NA # 2013-43126 DT 11/12/13
TYPE: CONDUSE FEE: \$700.00 PG: 2



1031 CANAL STREET

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[illegible]

FLOOR PLAN
PARKING 7 DOG WALK

PROJECT#: **0827**

PHASE: DD

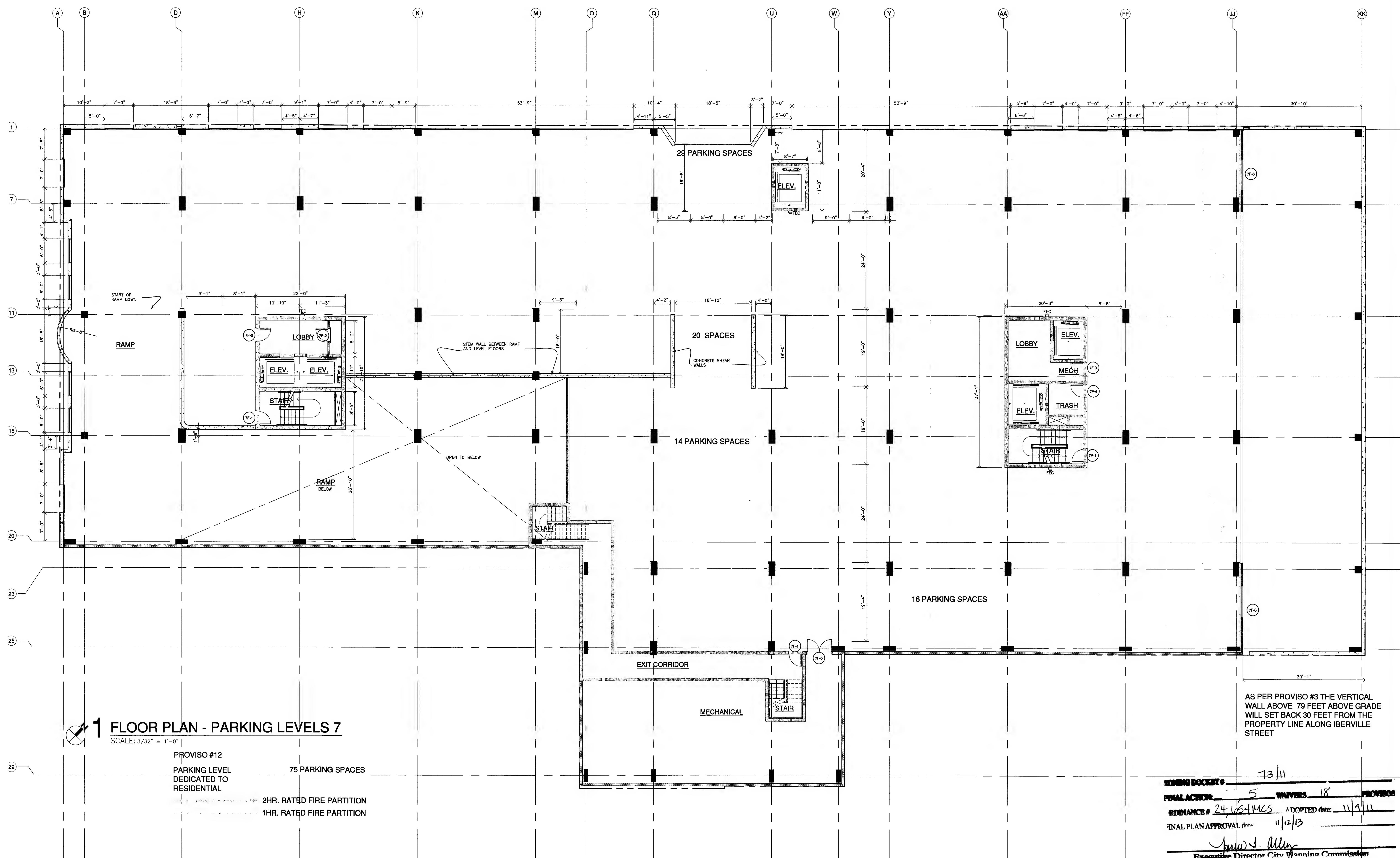
DRAFTER: VICTOR RINCON

CHECKER: HANK SMITH

SCALE: AS NOTED

ISSUED: **10/15/2013**

SHEET#
A1.3.2
8 OF 34



AS PER PROVISIO #3 THE VERTICAL
WALL ABOVE 79 FEET ABOVE GRADE
WILL SET BACK 30 FEET FROM THE
PROPERTY LINE ALONG IBERVILLE
STREET

73/11

SUBMIT DOCUMENT # _____

FINAL ACTION: 5 **WARNERS** 18 **PROVED** _____

ROBANCE # 24,654 MCS **ADOPTED date:** 11/9/11

FINAL PLAN APPROVAL date: 11/12/13

John J. Alley

Executive Director City Planning Commission

Dorothy

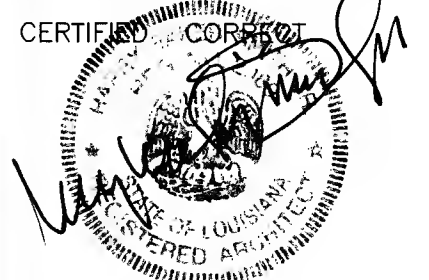
Deputy

NOTARIAL ARCHIVES OF ORLEANS PARIS
NA # 2013-43126 DT 11/12/13
TYPE: CONDUSE FEE: \$700.00 PG: 2



1031 CANAL STREET
 NEW ORLEANS, LOUISIANA

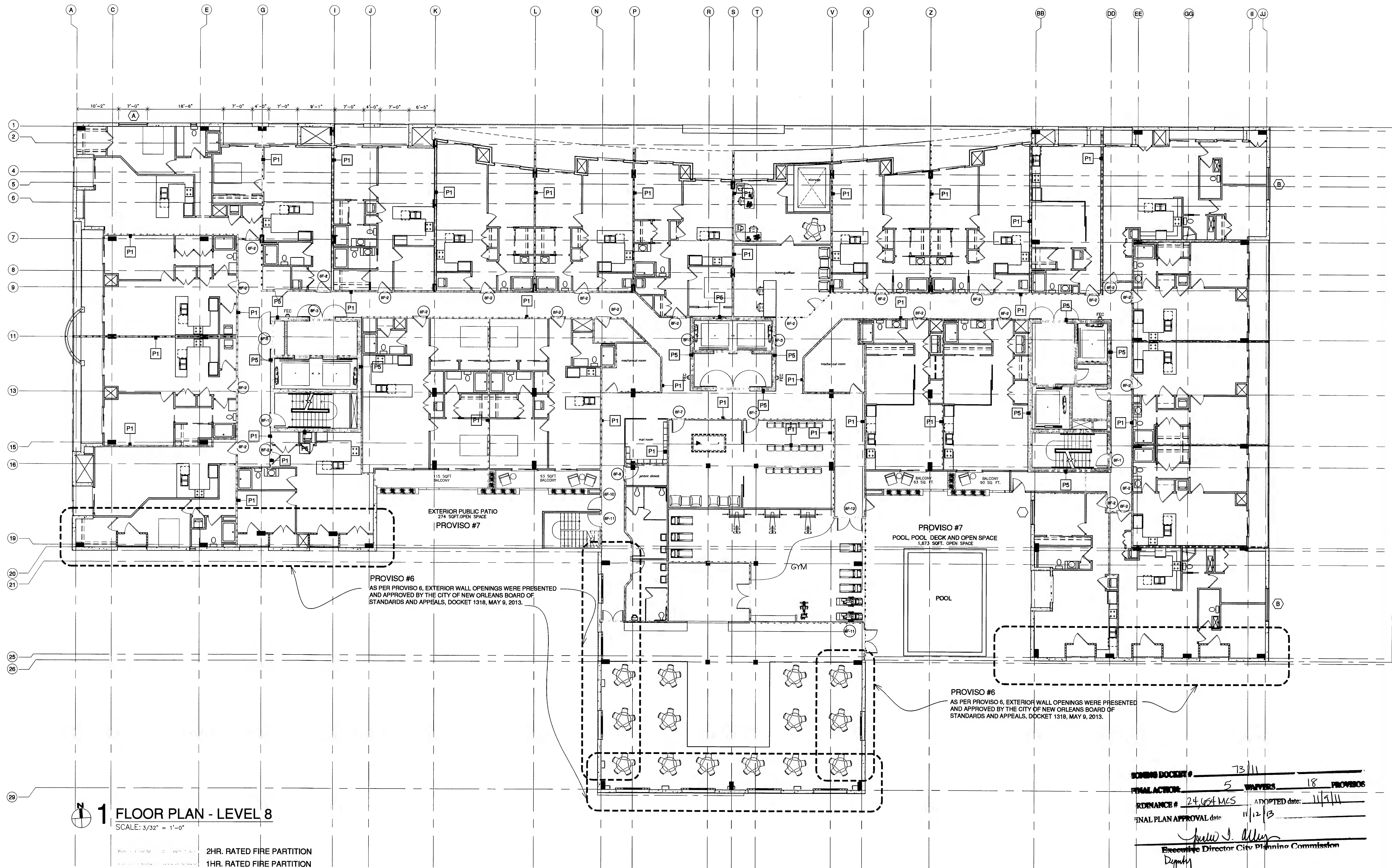
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REVISION HISTORY	
NO.	DESCRIPTION
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FLOOR PLAN 8TH FLOOR RESIDENTIAL
 PROJECT#: 0827
 PHASE: DD
 DRAFTER: VICTOR RINCON
 CHECKER: HANK SMITH
 SCALE: AS NOTED
 ISSUED: 10/15/2013
 SHEET#
A1.4
 of 24



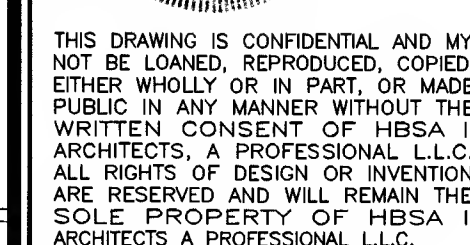
REVISION DOCKET # 73/11
FINAL ACTION 5 **WARNERS** 18 **PROVISOS**
ROBANCE # 24,654 MCS **ADOPTED date:** 11/9/11
FINAL PLAN APPROVAL date: 11/12/13
Paul J. Allen
Executive Director City Planning Commission

NOTARIAL ARCHIVES OF ORLEANS PARISH
 NO. 12345-56789 DT 11/12/13
 TYPE: CONDUCE FEE \$700.00 PG. 2



NEW ORLEANS LOUISIANA

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FLOOR PLAN
FLOOR 9-12

PROJECT#: **0827**

PHASE: DD

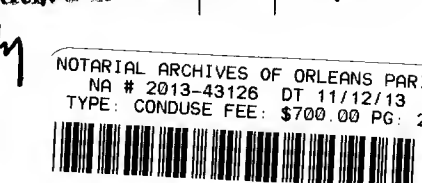
DRAFTER: VICTOR RINCON

CHECKER: HANK SMITH

SCALE: AS NOTED

ISSUED: **10/15/2013**

SHEET#
A1.4.1
10 OF 34



FINAL DESIGN DOCUMENTS (10-15-2013)

SCALE: 3/32" = 1'-0"

5 FLOORS: 33 UNITS PER FLOOR 33 UNITS x 5 = 165 UNITS
AREA PER FLOOR: 33,360 SQFT. x 5 = 166,800 SQFT

2HR. RATED FIRE PARTITION
1HR. RATED FIRE PARTITION

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[illegible]

FLOOR PLAN
FLOOR 13

PROJECT#: **0827**

PHASE: DD

DRAFTER: VICTOR RINCON

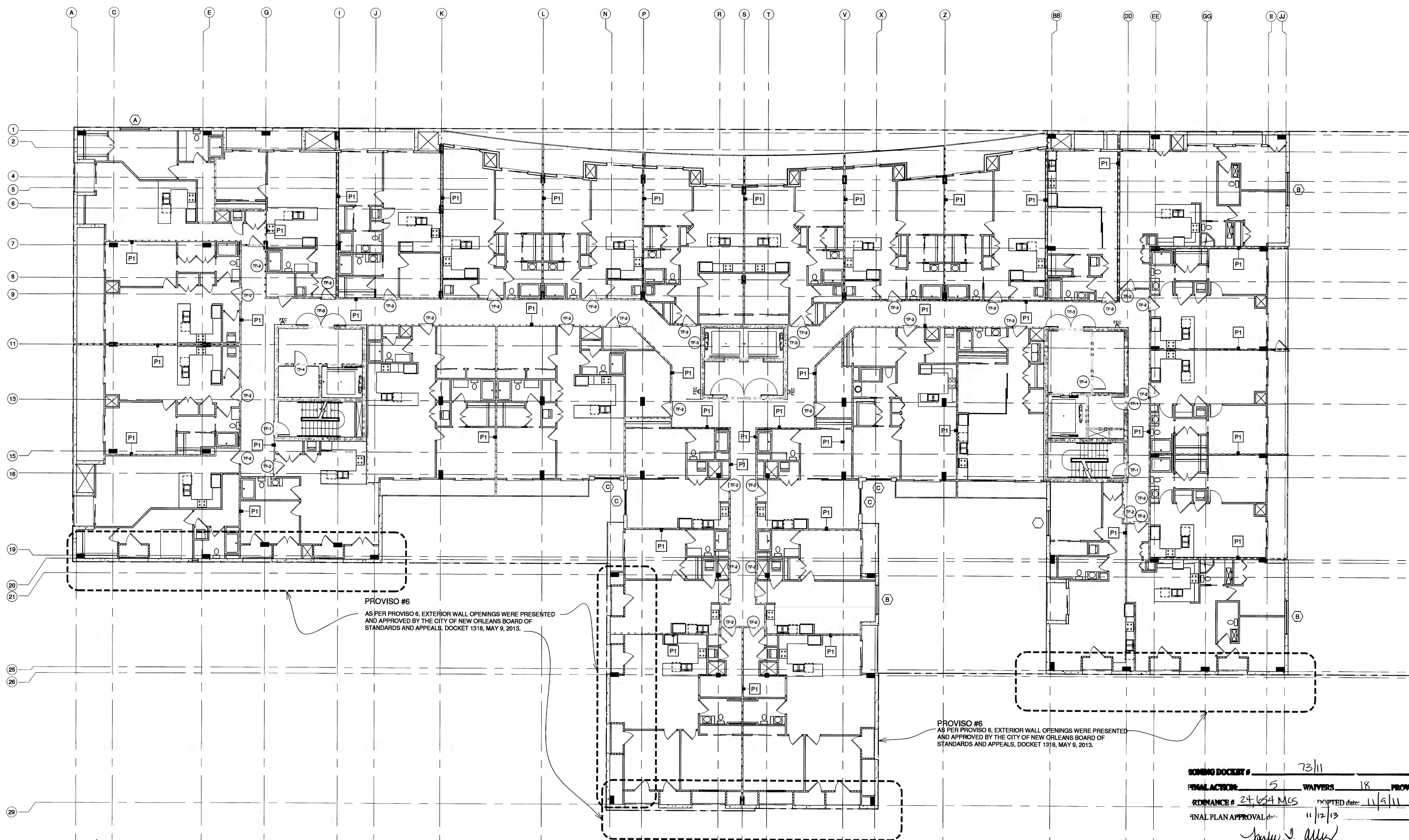
CHECKER: HANK SMITH

SCALE: AS NOTED

ISSUED: **10/15/2013**

SHEET#

A1.4.1-A



PROVISO #6

AS PER PROVISIO 6, EXTERIOR WALL OPENINGS WERE PRESENTED
AND APPROVED BY THE CITY OF NEW ORLEANS BOARD OF
STANDARDS AND APPEALS. DOCKET 1318. MAY 9, 2013.

PROVISO #6
AS PER PROVISO 6, EXTERIOR WALL OPENINGS WERE PRESENTED
AND APPROVED BY THE CITY OF NEW ORLEANS BOARD OF
STANDARDS AND APPEALS. DOCKET 1318, MAY 9, 2013.

73/11

EDUCATION: 5 WAIVERS: 18 FROZEN:

ORDINANCE # 24,654 MGS ADOPTED date: 11/9/11

FINAL PLAN APPROVAL date: 11/12/13

James J. Alley
Executive Director City Planning Commission
Deputy

NOTARIAL ARCHIVES OF ORLEANS PAR:
NA # 2013-43126 DT 11/12/13
TYPE: CONDUSE FEE: \$700.00 PG: 2



 **1 FLOOR PLAN - LEVELS -13**
SCALE: 3/32" = 1'-0"

5 FLOORS: 33 UNITS PER FLOOR 33 UNITS x 5 = 165 UNITS
AREA PER FLOOR: 33,360 SQFT. x 5 = 166,800 SQFT

2HR. RATED FIRE PARTITION

1HR. RATED FIRE PARTITION

FINAL DESIGN DOCUMENTS (10-15-2013)

CERTIFIED

HARRY BAKER

REG. NO. 100,000

STATE OF LOUISIANA

REGISTERED ARCHITECT

J. M. Smith

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[illegible]

FLOOR PLAN 14
RESIDENTIAL, COMMON
GYM, POOL
PROJECT# 0827

PHASE: DD

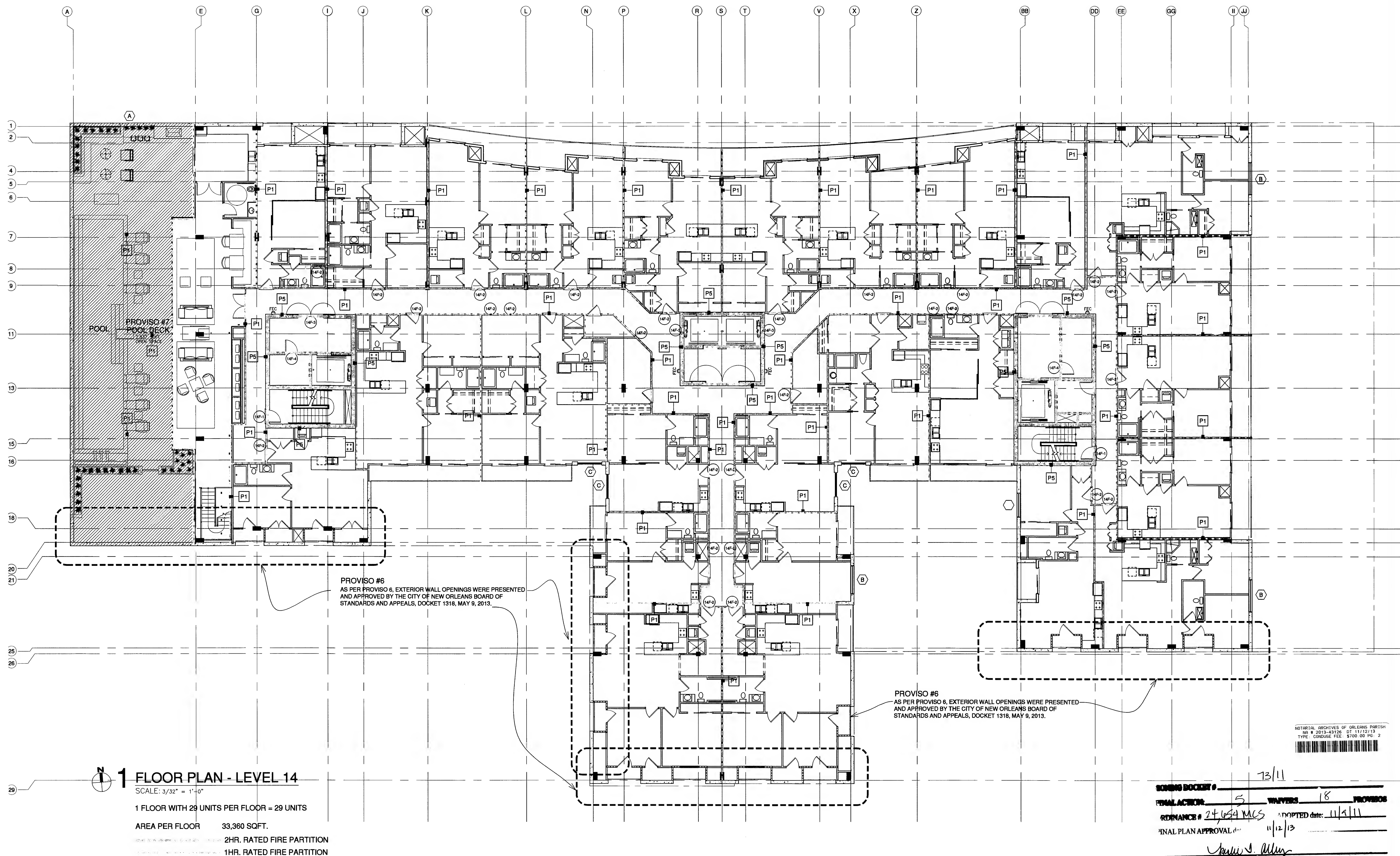
DRAFTER: VICTOR RINCON


CHECKER: HANK SMITH

SCALE: AS NOTED

ISSUED: 10/15/2013

SHEET#
A1.4.2
12 OF 34



NOTARIAL ARCHIVES OF ORLEANS PAR
NA # 2013-43126 DT 11/12/13
TYPE: CONDUSE FEE: \$700.00 PG:


73/11

SOUNDING DOCKET # _____

FINAL ACTION: 5 **WARRANTS** 18 **PROCEEDS** _____

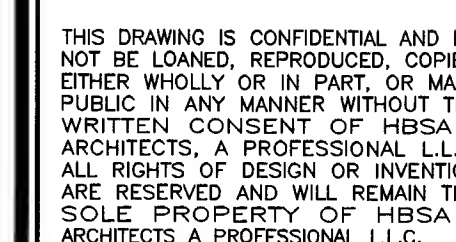
REMNANCE # 24,654 MCS **ADOPTED date:** 11/5/11

FINAL PLAN APPROVAL d= 11/12/13

James J. Allen
Executive Director City Planning Commission
Deputy



CERTIFIED TRUE COPY

FLOOR PLAN 15
RESIDENTIAL, COMMON

SHEET

A1.4.3



Executive Director City Planning Commission
Deputy



1031 CANAL STREET
 NEW ORLEANS, LOUISIANA

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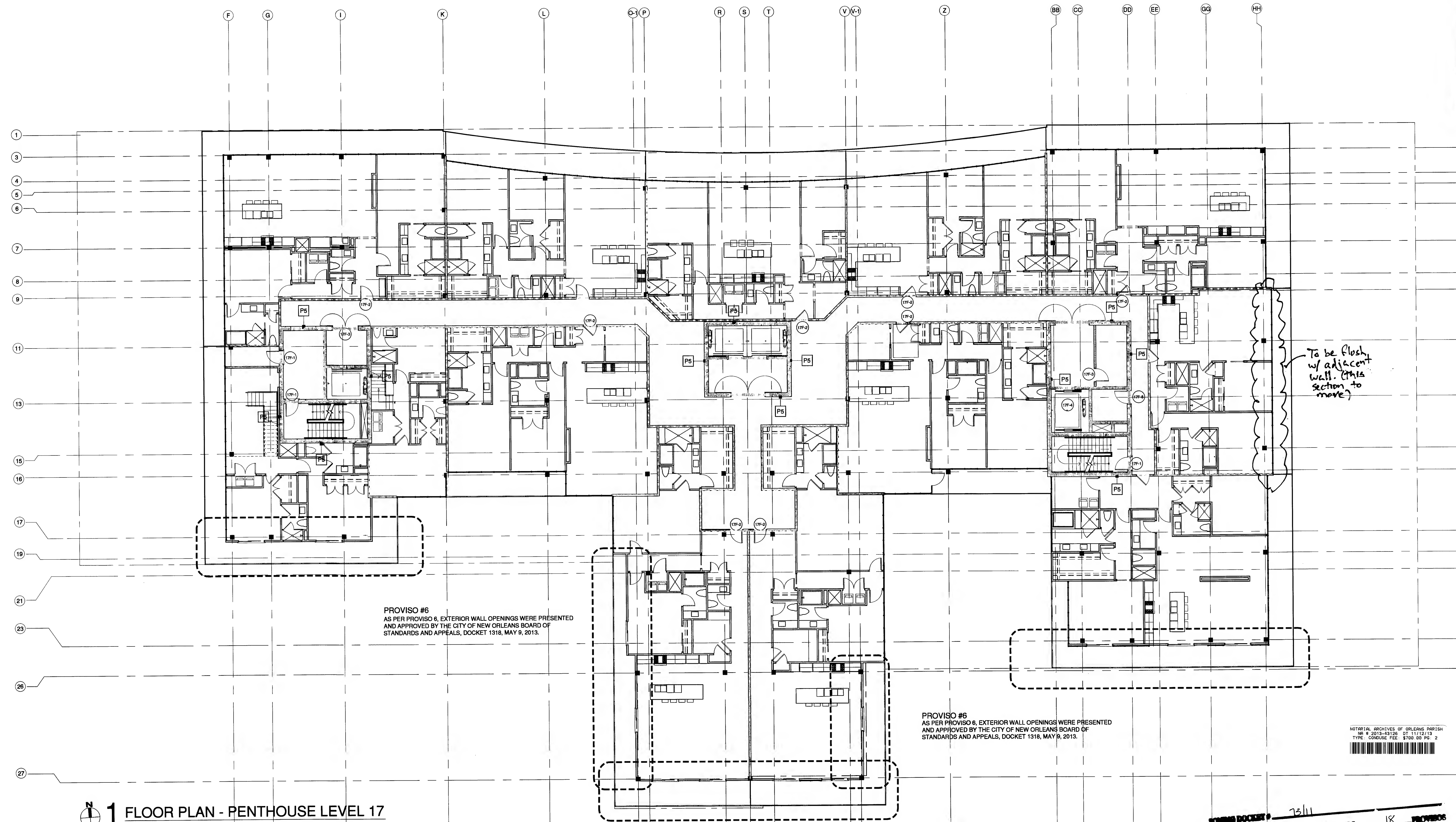


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REVISION HISTORY			
NO.	DATE	NAME	DESCRIPTION

FLOOR PLAN 17 PENTHOUSES
 PROJECT#: 0827
 PHASE: DD
 DRAFTER: VICTOR RINCON
 CHECKER: HANK SMITH
 SCALE: AS NOTED
 ISSUED: 10/15/2013
 SHEET#

A1.4.5
 13 OF 24



1 FLOOR PLAN - PENTHOUSE LEVEL 17
 SCALE: 3/32" = 1'-0"
 2 FLOORS WITH 14 UNITS PER FLOOR = 28 UNITS
 AREA PER FLOOR 24,420 SQFT. X 2 = 48,840 SQFT
 2HR. RATED FIRE PARTITION
 1HR. RATED FIRE PARTITION

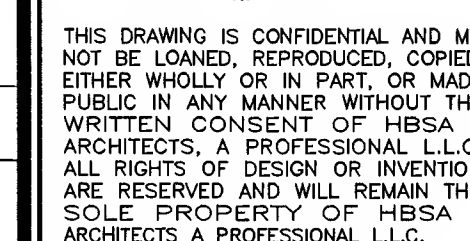
PROVISO #6
 AS PER PROVISO 6, EXTERIOR WALL OPENINGS WERE PRESENTED AND APPROVED BY THE CITY OF NEW ORLEANS BOARD OF STANDARDS AND APPEALS, DOCKET 1318, MAY 9, 2013.



DOCKETS DOCKET # 73111
 FINAL ACTION 5 WAIVERS 18 PROVISIONS
 ORDINANCE # 24164 MCS ADOPTED date: 11/11/13
 FINAL PLAN APPROVAL date: 11/12/13
 Executive Director City Planning Commission
 Deputy



CERTIFIED CORRECT



2

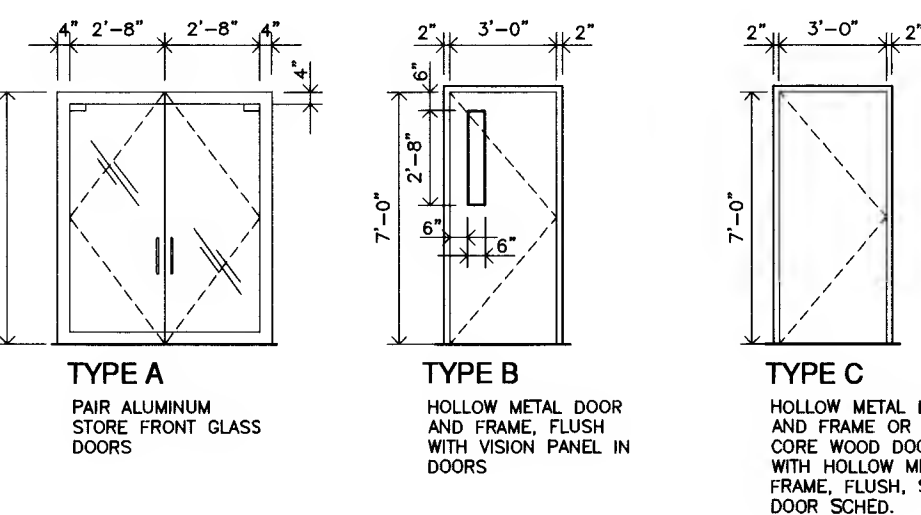
ROOF PLAN

SHEET#

A1.5
16 OF 34

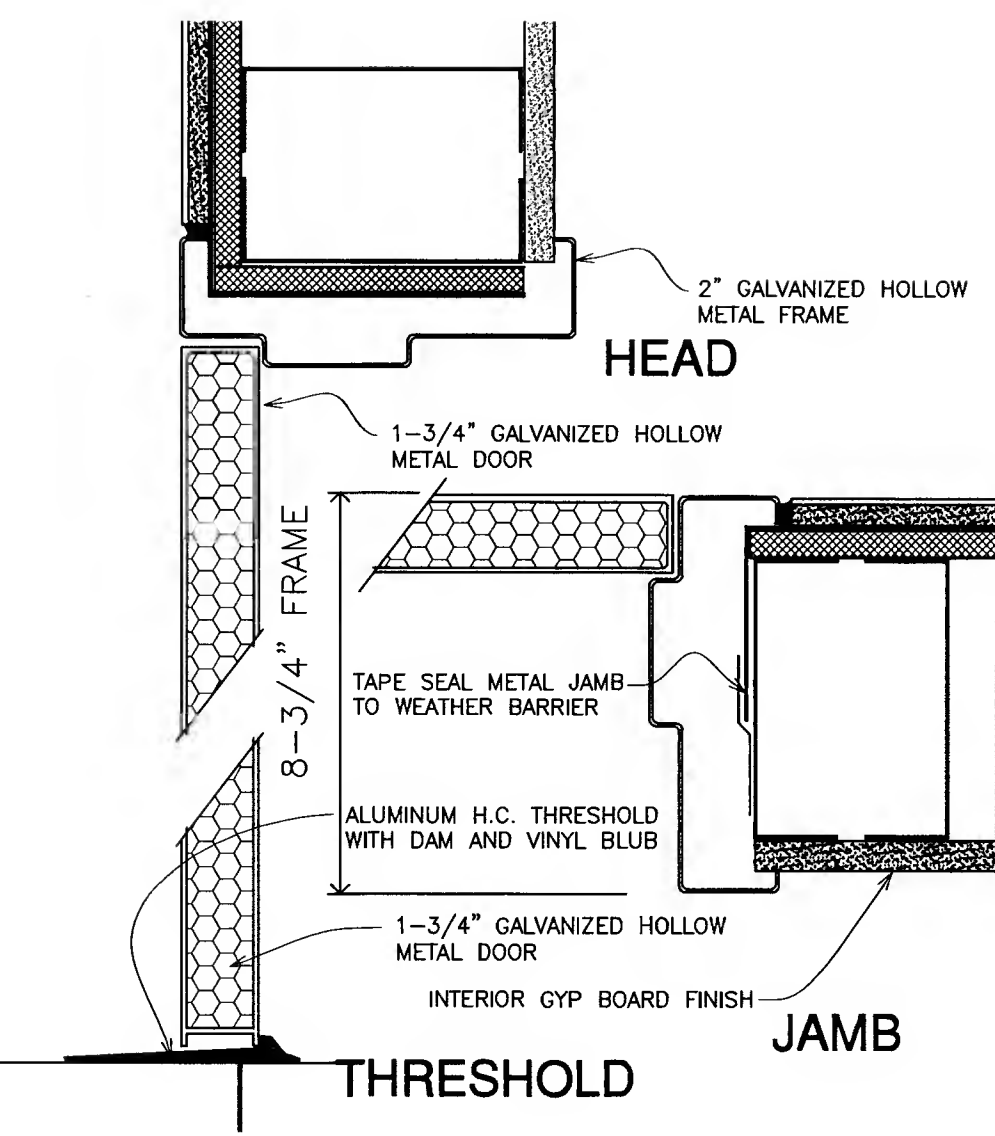
OPENING SCHEDULE

MARK	LOCATION	WIDTH	HEIGHT	# OF LEAVES	FRAME	DOOR MATERIAL	DOOR TYPE	HARDWARE SET	FIRE RATING	REMARKS
GROUND FLOOR										
GF-1	ELEVATOR LOBBY/FIRE STAIR	3'-0"	7'-0"	1	HM	HM/GL- 1 3/4"	B		2HR.	SAFETY GLAZING IN VISION PANEL.
GF-2	ELEVATOR LOBBY/JANITORIAL	3'-0"	7'-0"	1	HM	HM- 1 3/4"	C		1HR.	--
GF-3	SIDEWALK/RETAIL	3'-0"	7'-0"	2	ALUM	AL/GL- 1 3/4"	A		1HR.	--
GF-4	SIDEWALK/ELEVATOR LOBBY	3'-0"	7'-0"	1	ALUM	AL/GL- 1 3/4"	A		1HR.	--
GF-5	SIDEWALK/RECEIVING	3'-0"	7'-0"	1	HM	HM- 1 3/4"	C		1HR.	--
GF-6	LOADING/RECEIVING	3'-0"	7'-0"	1	HM	HM- 1 3/4"	C		1HR.	--
2ND FLOOR - PARKING										
2F-1	PARKING/FIRE STAIR	3'-0"	7'-0"	1	HM	HM/GL- 1 3/4"	B		2HR.	SAFETY GLAZING IN VISION PANEL.
2F-2	PARKING/ELEVATOR LOBBY	3'-0"	7'-0"	2	HM	HM- 1 3/4"	C		1HR.	--
2F-3	ELEVATOR LOBBY/MECHANICAL	3'-0"	7'-0"	1	HM	HM- 1 3/4"	C		90MIN.	--
2F-4	PARKING/TRASH ROOM	3'-0"	7'-0"	1	HM	HM- 1 3/4"	C		90MIN.	--
2F-5	PARKING/MECHANICAL	3'-0"	7'-0"	1	HM	HM- 1 3/4"	C		90MIN.	--
3RD FLOOR - PARKING										
3F-1	PARKING/FIRE STAIR	3'-0"	7'-0"	1	HM	HM/GL- 1 3/4"	B		2HR.	SAFETY GLAZING IN VISION PANEL.
3F-2	PARKING/ELEVATOR LOBBY	3'-0"	7'-0"	2	HM	HM- 1 3/4"	C		1HR.	--
3F-3	ELEVATOR LOBBY/MECHANICAL	3'-0"	7'-0"	1	HM	HM- 1 3/4"	C		90MIN.	--
3F-4	PARKING/TRASH ROOM	3'-0"	7'-0"	1	HM	HM- 1 3/4"	C		90MIN.	--
3F-5	PARKING/MECHANICAL	3'-0"	7'-0"	1	HM	HM- 1 3/4"	C		90MIN.	--
FLOORS 4-6 - TYPICAL PARKING										
TP-1	PARKING/FIRE STAIR	3'-0"	7'-0"	1	HM	HM/GL- 1 3/4"	B		2HR.	SAFETY GLAZING IN VISION PANEL.
TP-2	PARKING/ELEVATOR LOBBY	3'-0"	7'-0"	2	HM	HM- 1 3/4"	C		1HR.	--
TP-3	ELEVATOR LOBBY/MECHANICAL	3'-0"	7'-0"	1	HM	HM- 1 3/4"	C		90MIN.	--
TP-4	PARKING/TRASH ROOM	3'-0"	7'-0"	1	HM	HM- 1 3/4"	C		90MIN.	--
TP-5	PARKING/MECHANICAL	3'-0"	7'-0"	1	HM	HM- 1 3/4"	C		90MIN.	--
7TH FLOOR - PARKING										
7F-1	PARKING/FIRE STAIR	3'-0"	7'-0"	1	HM	HM/GL- 1 3/4"	B		2HR.	SAFETY GLAZING IN VISION PANEL.
7F-2	PARKING/ELEVATOR LOBBY	3'-0"	7'-0"	2	HM	HM- 1 3/4"	C		1HR.	--
7F-3	ELEVATOR LOBBY/MECHANICAL	3'-0"	7'-0"	1	HM	HM- 1 3/4"	C		90MIN.	--
7F-4	PARKING/TRASH ROOM	3'-0"	7'-0"	1	HM	HM- 1 3/4"	C		90MIN.	--
7F-5	PARKING/MECHANICAL	3'-0"	7'-0"	1	HM	HM- 1 3/4"	C		90MIN.	--
7F-6	PARKING/DOG WALK	3'-0"	7'-0"	1	HM	HM- 1 3/4"	C		1HR.	--
8TH FLOOR - GYM, POOL, RESIDENTIAL										
8F-1	CORRIDOR/FIRE STAIR	3'-0"	7'-0"	1	HM	HM/GL- 1 3/4"	B		2HR.	SAFETY GLAZING IN VISION PANEL.
8F-2	CORRIDOR/RESIDENTIAL UNIT	3'-0"	7'-0"	1	HM	WD- 1 3/4"	C		1HR.	--
8F-3	CORRIDOR/ELEVATOR LOBBY	3'-0"	7'-0"	2	HM	HM- 1 3/4"	C		1HR.	--
8F-4	ELEVATOR LOBBY/MECHANICAL	3'-0"	7'-0"	1	HM	HM- 1 3/4"	C		90MIN.	--
8F-5	CORRIDOR/TRASH ROOM	3'-0"	7'-0"	1	HM	HM- 1 3/4"	C		90MIN.	--
8F-6	CORRIDOR/STORAGE	3'-0"	7'-0"	1	HM				1HR.	--
8F-7	CORRIDOR/OFFICES	3'-0"	7'-0"	1	HM				1HR.	--
8F-8	CORRIDOR/THEATER	3'-0"	7'-0"	1	HM				1HR.	--
8F-9	CORRIDOR/OUTDOOR POOL	3'-0"	7'-0"	2	HM				1HR.	--
8F-10	CORRIDOR/OUTDOOR PATIO	3'-0"	7'-0"	1	HM				1HR.	--
8F-11	CORRIDOR/GYM	3'-0"	7'-0"	2	HM				1HR.	--
FLOORS 9-13 - TYPICAL RESIDENTIAL										
TF-1	CORRIDOR/FIRE STAIR	3'-0"	7'-0"	1	HM	HM/GL- 1 3/4"	B		2HR.	SAFETY GLAZING IN VISION PANEL.
TF-2	CORRIDOR/RESIDENTIAL UNIT	3'-0"	7'-0"	1	HM	WD- 1 3/4"	C		1HR.	--
TF-3	CORRIDOR/ELEVATOR LOBBY	3'-0"	7'-0"	2	HM	HM- 1 3/4"	C		1HR.	--
TF-4	ELEVATOR LOBBY/MECHANICAL	3'-0"	7'-0"	1	HM	HM- 1 3/4"	C		90MIN.	--
TF-5	CORRIDOR/TRASH ROOM	3'-0"	7'-0"	1	HM	HM- 1 3/4"	C		90MIN.	--
14TH FLOOR - RESIDENTIAL										
14F-1	CORRIDOR/FIRE STAIR	3'-0"	7'-0"	1	HM	HM/GL- 1 3/4"	B		2HR.	SAFETY GLAZING IN VISION PANEL.
14F-2	CORRIDOR/RESIDENTIAL UNIT	3'-0"	7'-0"	1	HM	WD- 1 3/4"	C		1HR.	--
14F-3	CORRIDOR/ELEVATOR LOBBY	3'-0"	7'-0"	2	HM	HM- 1 3/4"	C		1HR.	--
14F-4	ELEVATOR LOBBY/MECHANICAL	3'-0"	7'-0"	1	HM	HM- 1 3/4"	C		90MIN.	--
14F-5	CORRIDOR/TRASH ROOM	3'-0"	7'-0"	1	HM	HM- 1 3/4"	C		90MIN.	--
15TH FLOOR - RESIDENTIAL										
15F-1	CORRIDOR/FIRE STAIR	3'-0"	7'-0"	1	HM	HM/GL- 1 3/4"	B		2HR.	SAFETY GLAZING IN VISION PANEL.
15F-2	CORRIDOR/RESIDENTIAL UNIT	3'-0"	7'-0"	1	HM	WD- 1 3/4"	C		1HR.	--
15F-3	CORRIDOR/ELEVATOR LOBBY	3'-0"	7'-0"	2	HM	HM- 1 3/4"	C		1HR.	--
15F-4	ELEVATOR LOBBY/MECHANICAL	3'-0"	7'-0"	1	HM	HM- 1 3/4"	C		90MIN.	--
15F-5	CORRIDOR/TRASH ROOM	3'-0"	7'-0"	1	HM	HM- 1 3/4"	C		90MIN.	--
16TH FLOOR - PENTHOUSES										
16F-1	CORRIDOR/FIRE STAIR	3'-0"	7'-0"	1	HM	HM/GL- 1 3/4"	B		2HR.	SAFETY GLAZING IN VISION PANEL.
16F-2	CORRIDOR/RESIDENTIAL UNIT	3'-0"	7'-0"	1	HM	WD- 1 3/4"	C		1HR.	--
16F-3	CORRIDOR/ELEVATOR LOBBY	3'-0"	7'-0"	2	HM	HM- 1 3/4"	C		1HR.	--
16F-4	ELEVATOR LOBBY/MECHANICAL	3'-0"	7'-0"	1	HM	HM- 1 3/4"	C		90MIN.	--
16F-5	CORRIDOR/TRASH ROOM	3'-0"	7'-0"	1	HM	HM- 1 3/4"	C		90MIN.	--
17TH FLOOR - PENTHOUSES										
17F-1	CORRIDOR/FIRE STAIR	3'-0"	7'-0"	1	HM	HM/GL- 1 3/4"	B		2HR.	SAFETY GLAZING IN VISION PANEL.
17F-2	CORRIDOR/RESIDENTIAL UNIT	3'-0"	7'-0"	1	HM	WD- 1 3/4"	C		1HR.	--
17F-3	CORRIDOR/ELEVATOR LOBBY	3'-0"	7'-0"	2	HM	HM- 1 3/4"	C		1HR.	--
17F-4	ELEVATOR LOBBY/MECHANICAL	3'-0"	7'-0"	1	HM	HM- 1 3/4"	C		90MIN.	--
17F-5	CORRIDOR/TRASH ROOM	3'-0"	7'-0"	1	HM	HM- 1 3/4"	C		90MIN.	--
ROOF										
R-1	ROOF/FIRE STAIR	3'-0"	7'-0"	1	HM	HM/GL- 1 3/4"	B		2HR.	SAFETY GLAZING IN VISION PANEL.



WINDOW SCHEDULE

MARK	SIZE	TYPE	FRAME	GLAZING	RATING	REMARKS
TYPICAL FLOOR						
A	7870	ALUM/FIXED	AL	1" INSUL GLASS	--	--
B	7880	ALUM/FIXED	AL	1" INSUL GLASS	--	--
C	84610	ALUM/FIXED	AL	1" INSUL GLASS	--	--



EXTERIOR H.M. DOOR DETAILS

HARDWARE SET TYPES

<u>HW SET: 11</u>						<u>HW SET: 24</u>						<u>HW SET: 25</u>					
3	EA	HINGE	BB81 4.5 x 4.5	26D	PBB	3	EA	HINGES	BB51 4.5 x 4.5 NRP	32D	PBB	3	EA	HINGES	BB51 4.5 x 4.5	32D	PBB
1	EA	LOCK	CL3357 PZD	26D	COR	1	EA	LOCK	CL3357 PZD	26D	COR	1	EA	LOCK	CL3357 PZD	26D	COR
1	EA	CLOSER	8500	689	NOR	1	EA	CLOSER/STOP	CLP 8500	689	NOR	1	EA	CLOSER	8500	689	NOR
1	SET	SEALS	5050B	BR	NGP	1	EA	THRESHOLD	613	ALUM	NGP	1	EA	THRESHOLD	613	ALUM	NGP
1	EA	WALL STOP	407	32D	ROC	1	EA	SWEEP	198NA	ALUM	NGP	1	EA	SWEEP	198NA	ALUM	NGP
<u>HW SET: 12</u>						<u>HW SET: 26</u>						<u>HW SET: 27</u>					
3	EA	HINGES	BB81 4.5 x 4.5	26D	PBB	3	EA	HINGE	BB51 4.5 x 4.5 NRP	32D	PBB	3	EA	HINGE	BB51 4.5 x 4.5	32D	PBB
1	EA	LOCK	CL3357 PZD	26D	COR	1	EA	LOCK	CL3357 PZD	26D	COR	1	EA	LOCK	CL3357 PZD	26D	COR
1	EA	CLOSER	8500	689	NOR	1	EA	THRESHOLD	613	ALUM	NGP	1	EA	CLOSER	8500	689	NOR
1	EA	WALL STOP	407	32D	ROC	1	EA	SHOE/SWEEP	318AV-3"	ALUM	NGP	1	EA	THRESHOLD	613	ALUM	NGP
<u>HW SET: 13</u>						<u>HW SET: 28</u>						<u>HW SET: 29</u>					
3	EA	PASSAGE	BB81 4.5 x 4.5	26D	PBB	3	EA	HINGES	BB51 4.5 x 4.5	32D	PBB	3	EA	HINGE	BB51 4.5 x 4.5 NRP	32D	PBB
1	EA	CLOSER	CL3310 PZD	26D	COR	1	EA	PRIVACY	CL3320 PZD	26D	COR	1	EA	LOCK	CL3357 PZD	26D	COR
1	EA	CLOSER	8500	689	NOR	1	EA	CLOSER	8500	689	NOR	1	EA	CLOSER/STOP	CLP8500	689	NOR
1	SET	SEALS	5050B	BR	NGP	1	EA	THRESHOLD	613	ALUM	NGP	1	EA	THRESHOLD	555-12	26D	ROC
1	EA	WALL STOP	407 MS	32D	ROC	1	EA	SWEEP	198NA	ALUM	NGP	1	EA	SWEEP/SHOE	318AV-3"	ALUM	NGP
1	EA	KICK	6" x 2" LDW 3BE	32D	ROC	1	EA	DRIIP CAP	16A-40"	ALUM	NGP	1	EA	DRIIP CAP	16A-76"	ALUM	NGP
<u>HW SET: 14</u>						<u>HW SET: 30</u>						<u>HW SET: 31</u>					
6	EA	HINGE	BB81 4.5 x 4.5	26D	PBB	6	EA	HINGE	BB51 4.5 x 4.5 NRP	32D	PBB	6	EA	HINGE	BB51 4.5 x 4.5 NRP	32D	PBB
2	EA	PULL	102 x 70B	32D	ROC	1	EA	LOCK	CL3352 PZD	26D	COR	1	EA	LOCK	CL3352 PZD	26D	COR
2	EA	PUSH	70B	32D	ROC	1	EA	CLOSER/STOP	CLP8500	689	NOR	1	EA	CLOSER/STOP	CLP8500	689	NOR
2	EA	CLOSER/HOLD OPEN	8500H	689	NOR	2	EA	FLUSHBOLT	555-12	26D	ROC	2	EA	FLUSHBOLT	555-12	26D	ROC
2	EA	KICK	6" x 2" LDW 3BE	32D	ROC	1	EA	SWEEP	198NA	ALUM	NGP	1	EA	THRESHOLD	613	ALUM	NGP
<u>HW SET: 15</u>						<u>HW SET: 32</u>						<u>HW SET: 33</u>					
3	EA	HINGES	BY PREHUNG	26D		1	EA	SWEEP	198NA	ALUM	NGP	1	EA	DRIIP CAP	16A-76"	ALUM	NGP
1	EA	LOCK	CL3357 PZD	26D	COR	1	EA	DRIIP CAP	16A-40"	ALUM	NGP	1	SET	SEALS	5050B	BR	NGP
1	EA	OVERHEAD STOP	GJ-450	26D	GJ	1	SET	SEALS	5050B	BR	NGP	1	EA	KICK	6" x 2" LDW 3BE	32D	ROC
<u>HW SET: 16</u>						<u>HW SET: 34</u>						<u>HW SET: 35</u>					
3	EA	HINGE	BB51 4.5 x 4.5 NRP	32D	PBB	1	EA	OVERHEAD STOP	GJ-450	26D	GJ	1	EA	OVERHEAD STOP	GJ-450	26D	GJ
1	EA	POWER TRANSFER	EPT-10	26D	VON	1	EA	KICK	6" x 2" LDW 3BE	32D	ROC	1	EA	KICK	6" x 2" LDW 3BE	32D	ROC
1	EA	EXIT DEVICE	99 ALK	32D	VON	1	EA	OVERHEAD STOP	GJ-450	26D	GJ	1	EA	OVERHEAD STOP	GJ-450	26D	GJ
1	EA	CLOSER/STOP	CLP8500	689	NOR	1	EA	OVERHEAD STOP	GJ-450	26D	GJ	1	EA	OVERHEAD STOP	GJ-450	26D	GJ
1	EA	THRESHOLD	613A	ALUM	NGP	1	EA	OVERHEAD STOP	GJ-450	26D	GJ	1	EA	OVERHEAD STOP	GJ-450	26D	GJ
1	EA	SHOE/SWEEP	318V-3"	ALUM	NGP	1	EA	OVERHEAD STOP	GJ-450	26D	GJ	1	EA	OVERHEAD STOP	GJ-450	26D	GJ
1	EA	DRIIP CAP	16A-40"	ALUM	NGP	1	EA	OVERHEAD STOP	GJ-450	26D	GJ	1	EA	OVERHEAD STOP	GJ-450	26D	GJ
1	SET	SEALS	5050B	BR	NGP	1	EA	OVERHEAD STOP	GJ-450	26D	GJ	1	EA	OVERHEAD STOP	GJ-450	26D	GJ
1	EA	KICK	6" x 2" LDW 3BE	32D	ROC	1	EA	OVERHEAD STOP	GJ-450	26D	GJ	1	EA	OVERHEAD STOP	GJ-450	26D	GJ
<u>HW SET: 17</u>						<u>HW SET: 36</u>						<u>HW SET: 37</u>					
2	EA	HINGE	BB51 4.5 x 4.5 NRP	32D	PBB	1	EA	OVERHEAD STOP	GJ-450	26D	GJ	1	EA	OVERHEAD STOP	GJ-450	26D	GJ
1	EA	ELECTRIC HINGE	BB51 4.5 x 4.5 SS	32D	PBB	1	EA	OVERHEAD STOP	GJ-450	26D	GJ	1	EA	OVERHEAD STOP	GJ-450	26D	GJ
1	EA	ACCESS CONTROL	ML20905 PSM	32D	COR	1	EA	OVERHEAD STOP	GJ-450	26D	GJ	1	EA	OVERHEAD STOP	GJ-450	26D	GJ
1	EA	CLOSER/STOP	CLP8500	689	NOR	1	EA	OVERHEAD STOP	GJ-450	26D	GJ	1	EA	OVERHEAD STOP	GJ-450	26D	GJ
1	EA	THRESHOLD	613A	ALUM	NGP	1	EA	OVERHEAD STOP	GJ-450	26D	GJ	1	EA	OVERHEAD STOP	GJ-450	26D	GJ
1	EA	SHOE/SWEEP	318V-3"	ALUM	NGP	1	EA	OVERHEAD STOP	GJ-450	26D	GJ	1	EA	OVERHEAD STOP	GJ-450	26D	GJ
1	EA	DRIIP CAP	16A-40"	ALUM	NGP	1	EA	OVERHEAD STOP	GJ-450	26D	GJ	1	EA	OVERHEAD STOP	GJ-450	26D	GJ
1	SET	SEALS	5050B-17"	BR	NGP	1	EA	OVERHEAD STOP	GJ-450	26D	GJ	1	EA	OVERHEAD STOP	GJ-450	26D	GJ
1	EA	KICK	6" x 2" LDW 3BE	32D	ROC	1	EA	OVERHEAD STOP	GJ-450	26D	GJ	1	EA	OVERHEAD STOP	GJ-450	26D	GJ
<u>HW SET: 18</u>						<u>HW SET: 38</u>						<u>HW SET: 39</u>					
3	EA	HINGE	BB51 4.5 x 4.5	32D	PBB	1	EA	OVERHEAD STOP	GJ-450	26D	GJ	1	EA	OVERHEAD STOP	GJ-450	26D	GJ
1	EA	LOCK	CL3357 PZD	26D	COR	1	EA	OVERHEAD STOP	GJ-450	26D	GJ	1	EA	OVERHEAD STOP	GJ-450	26D	GJ
1	EA	CLOSER	8500	689	NOR	1	EA	OVERHEAD STOP	GJ-450	26D	GJ	1	EA	OVERHEAD STOP	GJ-450	26D	GJ
1	EA	THRESHOLD	613	ALUM	NGP	1	EA	OVERHEAD STOP	GJ-450	26D	GJ	1	EA	OVERHEAD STOP	GJ-450	26D	GJ
1	EA	SWEEP	198NA	ALUM	NGP	1	EA	OVERHEAD STOP	GJ-450	26D	GJ	1	EA	OVERHEAD STOP	GJ-450	26D	GJ
1	SET	SEALS	5050B	BR	NGP	1	EA	OVERHEAD STOP	GJ-450	26D	GJ	1	EA	OVERHEAD STOP	GJ-450	26D	GJ
1	EA	WALL STOP	407 MS	32D	ROC	1	EA	OVERHEAD STOP	GJ-450	26D	GJ	1	EA	OVERHEAD STOP	GJ-450	26D	GJ
1	EA	KICK	6" x 2" LDW 3BE	32D	ROC	1	EA	OVERHEAD STOP	GJ-450	26D	GJ	1	EA	OVERHEAD STOP	GJ-450	26D	GJ
<u>HW SET: 19</u>						<u>HW SET: 40</u>						<u>HW SET: 41</u>					
3	EA	HINGE	BB51 4.5 x 4.5	32D	PBB	1	EA	OVERHEAD STOP	GJ-450	26D	GJ	1	EA	OVERHEAD STOP	GJ-450	26D	GJ
1	EA	PASSAGE	CL3310 PZD	26D	COR	1	EA	OVERHEAD STOP	GJ-450	26D	GJ	1	EA	OVERHEAD STOP	GJ-450	26D	GJ
1	EA	CLOSER	8500	689	NOR	1	EA	OVERHEAD STOP	GJ-450	26D	GJ	1	EA	OVERHEAD STOP	GJ-450	26D	GJ
1	EA	THRESHOLD	613	ALUM	NGP	1	EA	OVERHEAD STOP	GJ-450	26D	GJ	1	EA	OVERHEAD STOP	GJ-450	26D	GJ
1	EA	SWEEP	198NA	ALUM	NGP	1	EA	OVERHEAD STOP	GJ-450	26D	GJ	1	EA	OVERHEAD STOP	GJ-450	26D	GJ
1	SET	SEALS	5050B	BR	NGP	1	EA	OVERHEAD STOP	GJ-450	26D	GJ	1	EA	OVERHEAD STOP	GJ-450	26D	GJ
1	EA	WALL STOP	407 MS	32D	ROC	1	EA	OVERHEAD STOP	GJ-450	26D	GJ	1	EA	OVERHEAD STOP	GJ-450	26D	GJ
1	EA	KICK	6" x 2" LDW 3BE	32D	ROC	1	EA	OVERHEAD STOP	GJ-450	26D	GJ	1	EA	OVERHEAD STOP	GJ-450	26D	GJ
<u>HW SET: 20</u>						<u>HW SET: 42</u>						<u>HW SET: 43</u>					
3	EA	HINGE	BB51 4.5 x 4.5 NRP	32D	PBB	1	EA	OVERHEAD STOP	GJ-450	26D	GJ	1	EA	OVERHEAD STOP	GJ-450	26D	GJ
1	EA	EXIT DEVICE	99EO	32D	VON	1	EA	OVERHEAD STOP	GJ-450	26D	GJ	1	EA	OVERHEAD STOP	GJ-450	26D	GJ
1	EA	CLOSER/STOP	CLP 8500	689	NOR	1	EA	OVERHEAD STOP	GJ-450	26D	GJ	1	EA	OVERHEAD STOP	GJ-450	26D	GJ
1	EA	THRESHOLD	613	ALUM	NGP	1	EA	OVERHEAD STOP	GJ-450	26D	GJ	1	EA	OVERHEAD STOP	GJ-450	26D	GJ
1	EA	SWEEP	198NA	ALUM	NGP	1	EA	OVERHEAD STOP	GJ-450	26D	GJ	1	EA	OVERHEAD STOP	GJ-450	26D	GJ
1	SET	SEALS	5050B	BR	NGP	1	EA	OVERHEAD STOP	GJ-450	26D	GJ	1	EA	OVERHEAD STOP	GJ-450	26D	GJ
1	EA	WALL STOP	407 MS	32D	ROC	1	EA	OVERHEAD STOP	GJ-450	26D	GJ	1	EA	OVERHEAD STOP	GJ-450	26D	GJ
1	EA	KICK	6" x 2" LDW 3BE	32D	ROC	1	EA	OVERHEAD STOP	GJ-450	26D	GJ	1	EA	OVERHEAD STOP	GJ-450	26D	GJ
<u>HW SET: 21</u>						<u>HW SET: 44</u>						<u>HW SET: 45</u>					
3	EA	HINGE	BB81 4.5 x 4.5	32D	PBB	1	EA	OVERHEAD STOP	GJ-450	26D	GJ	1	EA	OVERHEAD STOP	GJ-450	26D	GJ
1	EA	LOCK	CL3310 PZD	26D	COR	1	EA	OVERHEAD STOP	GJ-450	26D	GJ	1	EA	OVERHEAD STOP	GJ-450	26D	GJ
1	EA	CLOSER	8500	689	NOR	1	EA	OVERHEAD STOP	GJ-450	26D	GJ	1	EA	OVERHEAD STOP	GJ-450	26D	GJ
1	EA	THRESHOLD	613	ALUM	NGP	1	EA	OVERHEAD STOP	GJ-450	26D	GJ	1	EA	OVERHEAD STOP	GJ-450	26D	GJ
1	EA	SHOE/SWEEP	318V-3"	ALUM	NGP	1	EA	OVERHEAD STOP	GJ-450	26D	GJ	1	EA	OVERHEAD STOP	GJ-450	26D	GJ
1	EA	DRIIP CAP	16A-40"	ALUM	NGP	1	EA	OVERHEAD STOP	GJ-450	26D	GJ	1	EA	OVERHEAD STOP	GJ-450	26D	GJ
1	SET	SEALS	5050B	BR	NGP	1	EA	OVERHEAD STOP	GJ-450	26D	GJ	1	EA	OVERHEAD STOP	GJ-450	26D	GJ
1	EA	KICK	6" x 2" LDW 3BE	32D	ROC	1	EA	OVERHEAD STOP	GJ-450	26D	GJ	1	EA	OVERHEAD STOP	GJ-450	26D	GJ
1	EA	WALL STOP	407 MS	32D	ROC	1	EA	OVERHEAD STOP	GJ-450	26D	GJ	1	EA	OVERHEAD STOP	GJ-450	26D	GJ
<u>HW SET: 22</u>						<u>HW SET: 46</u>						<u>HW SET: 47</u>					
3	EA	HINGE	BB51 4.5 x 4.5	32D	PBB	1	EA	OVERHEAD STOP	GJ-450	26D	GJ	1	EA	OVERHEAD STOP	GJ-450	26D	GJ
1	EA	LOCK	CL3355 PZD	26D	COR	1	EA	OVERHEAD STOP	GJ-450	26D	GJ	1	EA	OVERHEAD STOP	GJ-450	26D	GJ
1	EA	CLOSER	P8500	689	NOR	1	EA	OVERHEAD STOP	GJ-450	26D	GJ	1	EA	OVERHEAD STOP	GJ-450	26D	GJ
1	EA	THRESHOLD	950	ALUM	NGP	1	EA	OVERHEAD STOP	GJ-450	26D	GJ	1	EA	OVERHEAD STOP	GJ-450	26D	GJ
1	EA	DOOR BOTTOM	422N-3"	ALUM	NGP	1	EA	OVERHEAD STOP	GJ-450	26D	GJ	1	EA	OVERHEAD STOP	GJ-450	26D	GJ
1	EA	DRIIP CAP	16A-40"	ALUM	NGP	1	EA	OVERHEAD STOP	GJ-450	26D	GJ	1	EA	OVERHEAD STOP	GJ-450	26D	GJ
1	SET	SEALS	5050B	BR	NGP	1	EA	OVERHEAD STOP	GJ-450	26D	GJ	1	EA	OVERHEAD STOP	GJ-450	26D	GJ
1	EA	KICK	6" x 2" LDW 3BE	32D	ROC	1	EA	OVERHEAD STOP	GJ-450	26D	GJ	1	EA	OVERHEAD STOP	GJ-450	26D	GJ
1	EA	WALL STOP	407	32D	ROC	1	EA	OVERHEAD STOP	GJ-450	26D	GJ	1	EA	OVERHEAD STOP	GJ-450	26D	GJ
<u>HW SET: 23</u>						<u>HW SET: 48</u>						<u>HW SET: 49</u>					
6	EA	HINGES	BB51 4.5 x 4.5	32D	PBB	1	EA	OVERHEAD STOP	GJ-450	26D	GJ	1	EA	OVERHEAD STOP	GJ-450	26D	GJ
1	EA	DOUBLEMAG LOCK	1512	26D	SDC												

CERTIFIED CORRECT

HISTORICAL ARCHITECTURAL RECORDS
REGISTERED ARCHITECT

WILLIAM H. BROWN

[illegible]

**NORTH EAST
CANAL ELEVATION**

PROJECT#: **0827**

PHASE: DD

DRAFTER: VICTOR RINCON

CHECKER: HANK SMITH

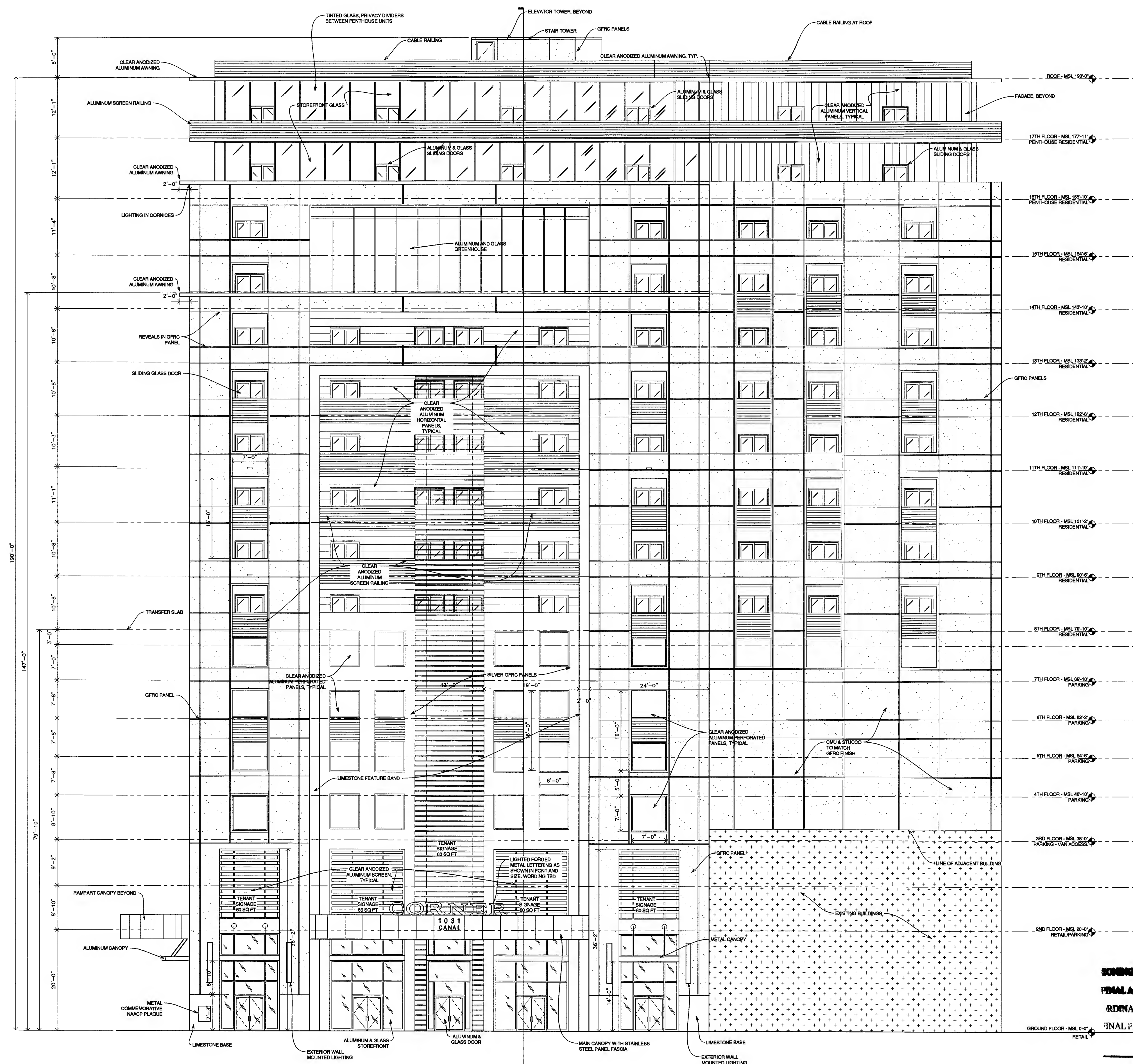
SCALE: AS NOTED

ISSUED: 10/15/2013

SHEET#

A2.1

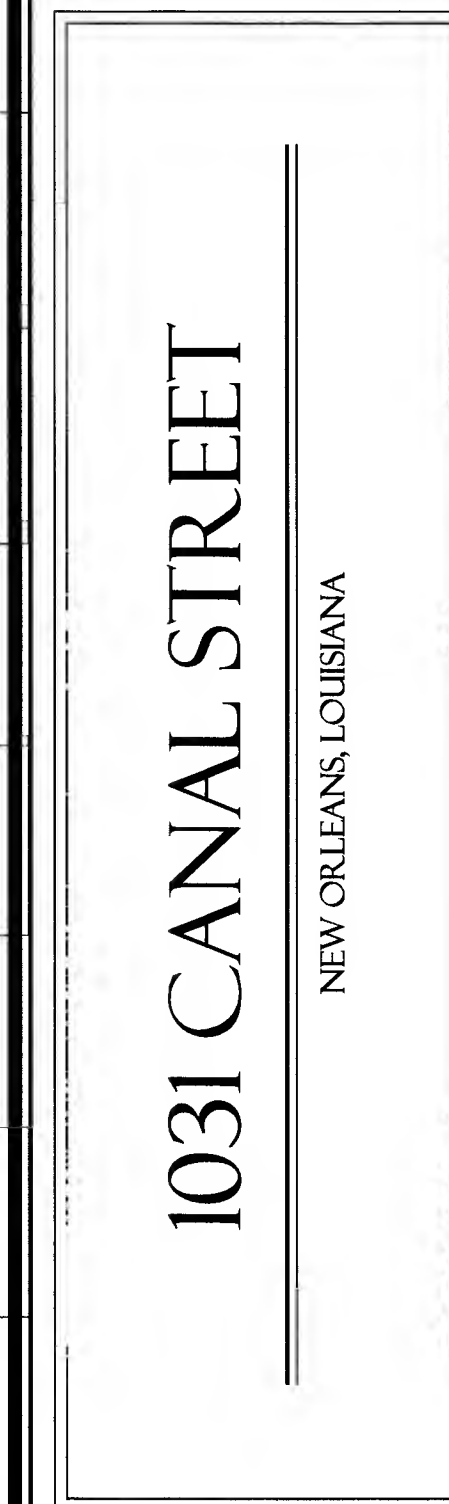
13 OF 34



1 EXTERIOR ELEVATION @ CANAL STREET -WEST

FINAL DESIGN DOCUMENTS (10-15-2013)





THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS, AND I AM NOT PROVIDING CONTRA-ADMINISTRATION.



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[illegible]

NEW ORLEANS, LOUISIANA

[illegible]

**NORTH WEST
RIVER SIDE ELEVATION**

PROJECT#: **0827**

PHASE: DD

DRAFTER: VICTOR RINCON

CHECKER: HANK SMITH

SCALE: AS NOTED

ISSUED: 10/15/2013

SHEET#
A2.3
NO OF 34



NEW ORLEANS, LOUISIANA

CERTIFIED TRUE AND CORRECT
 MADE AND SUBSCRIBED
 STATE OF LOUISIANA
 REGISTERED ARCHITECT
 No. 10000
 J. M. Smith

[illegible]

A2.4
21 OF 34



NOTARIAL ARCHIVES OF ORLEANS PAR
NA # 2013-43126 DT 11/12/13
TYPE: CONDUSE FEE: \$700.00 PG: 2



ADMINISTRATION.

CERTIFIED TRUE COPY

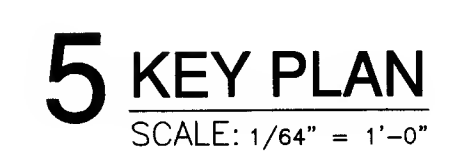
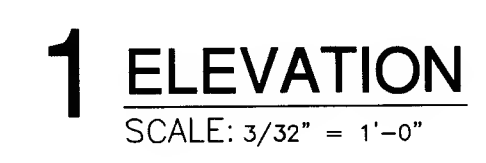
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REGISTERED ARCHITECT

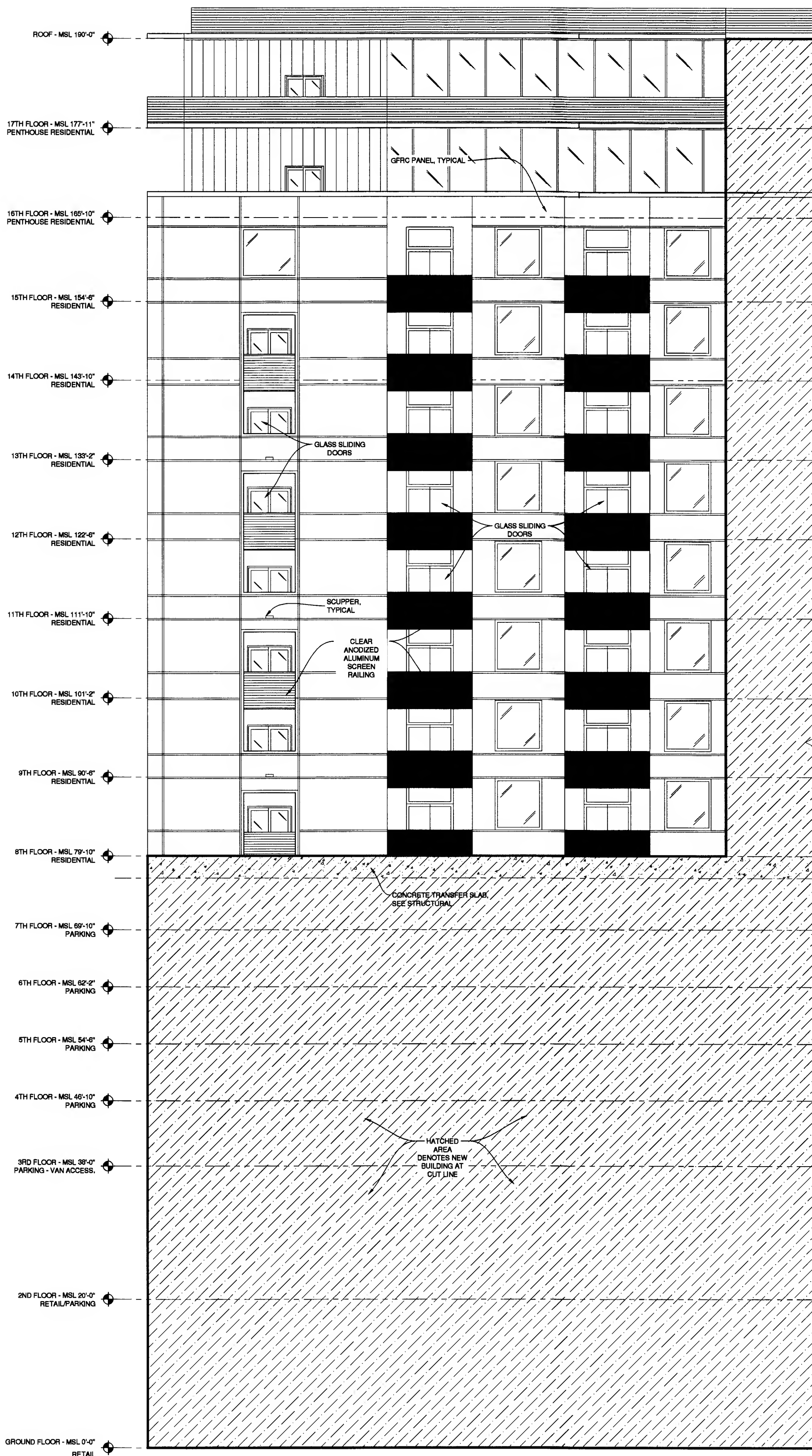
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REVISION HISTORY						
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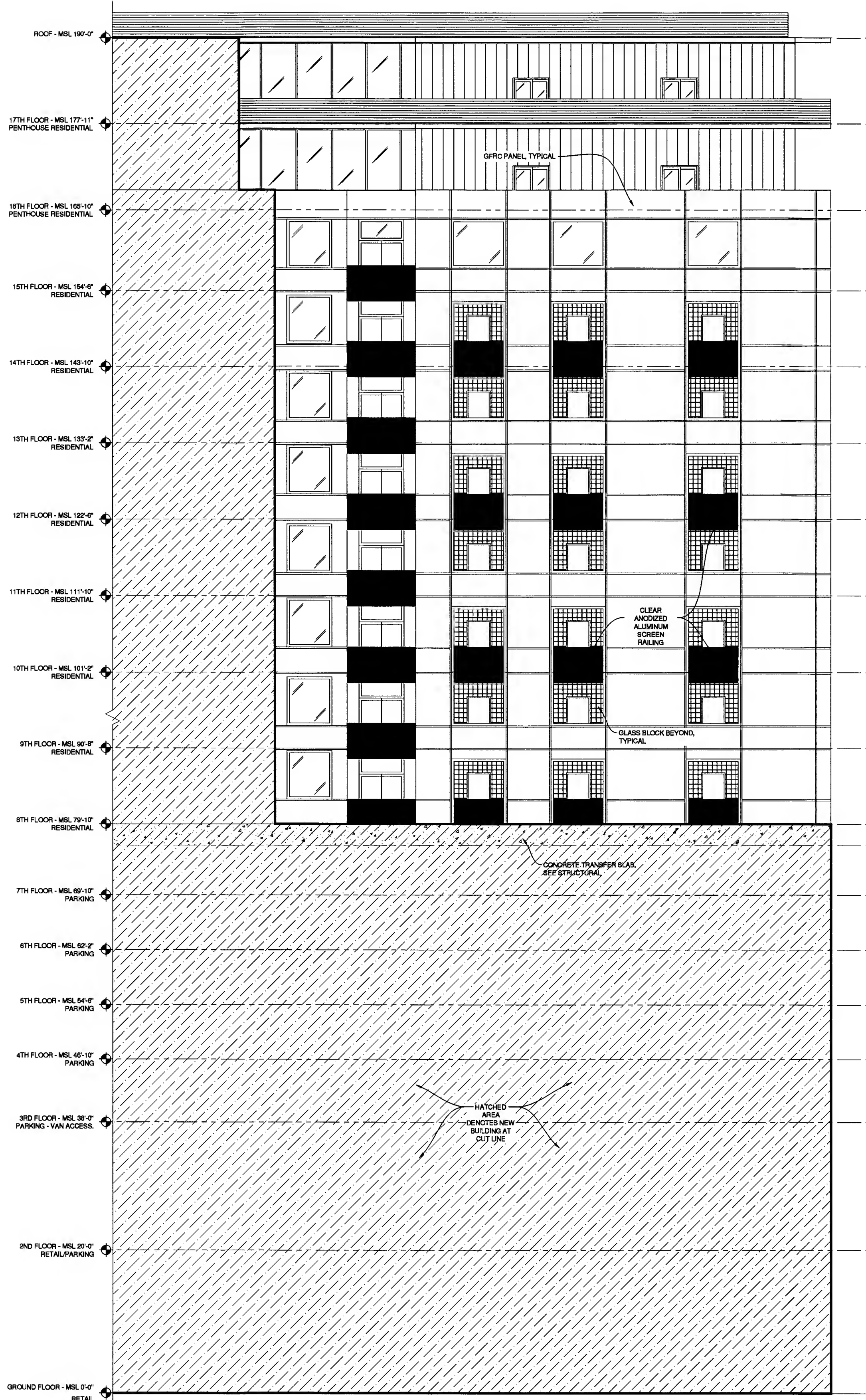
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SHEET#
A2.5
22 OF 34

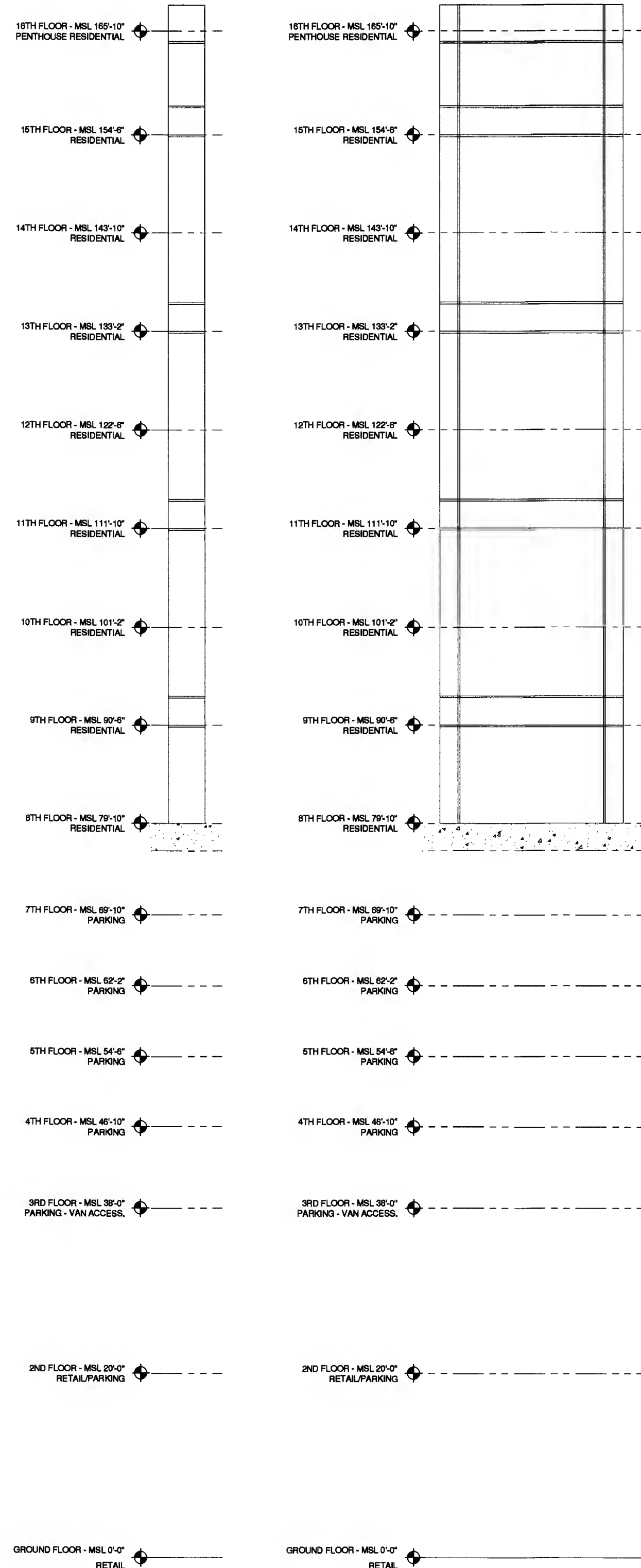




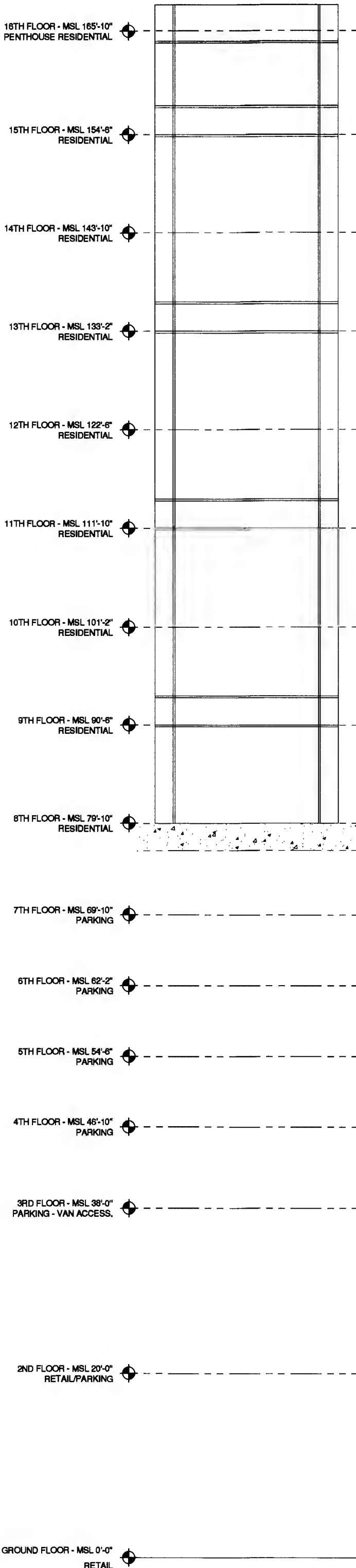
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2 ELEVATION
SCALE: 3/32" = 1'-0"

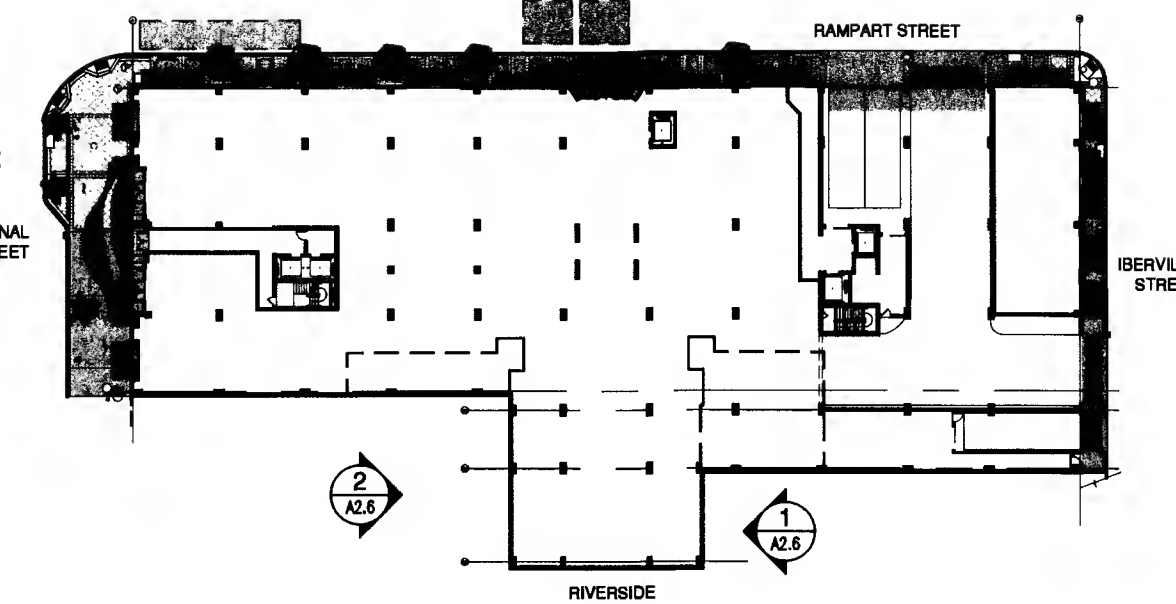


3 ELEVATION
SCALE: 3/32" = 1'-0"



4 ELEVATION
SCALE: 3/32" = 1'-0"

SONING DOCKET # 73111
FINAL ACTION: 5 WAIVERS 18 PROVISIONS
ORDINANCE # 24,654 M.C.S. ADOPTED date: 11/6/13
FINAL PLAN APPROVAL date: 11/12/13
Executive Director City Planning Commission
Regulatory



5 KEY PLAN
SCALE: 1/64" = 1'-0"

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CERTIFIED CORRECT
HARRY BAKER SMITH ARCHITECTS PLLC
Professional Seal of Harry Baker Smith, Architect, State of Louisiana, No. 10312, Exp. 12/31/14

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REVISION HISTORY				
NO.	DATE	NAME	DESCRIPTION	

ELEVATIONS
PROJECT#: 0827
PHASE: DD
DRAFTER: VICTOR RINCON
CHECKER: HANK SMITH
SCALE: AS NOTED
ISSUED: 10/15/2013
SHEET#
A2.6
23 OF 34



24 of 34



FINAL DESIGN DOCUMENTS (10-15-2013)

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**TRANSVERSE
BUILDING SECTION**

PROJECT#: **0827**

PHASE: DD

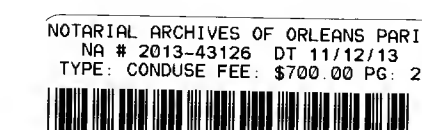
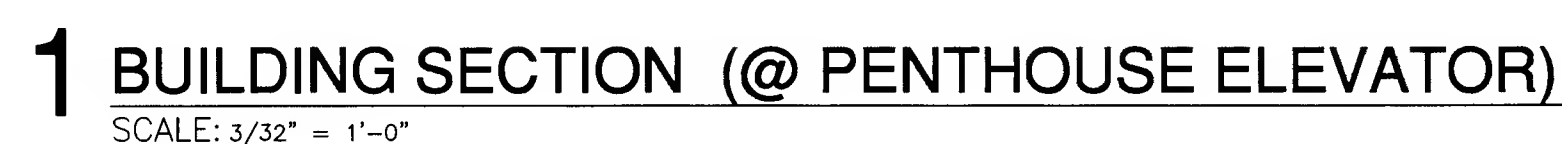
DRAFTER: VICTOR RINCON

CHECKER: HANK SMITH

SCALE: AS NOTED

ISSUED: **10/15/2013**

SHEET#
A3.2
19 OF 34



FINAL DESIGN DOCUMENTS (10-15-2013)

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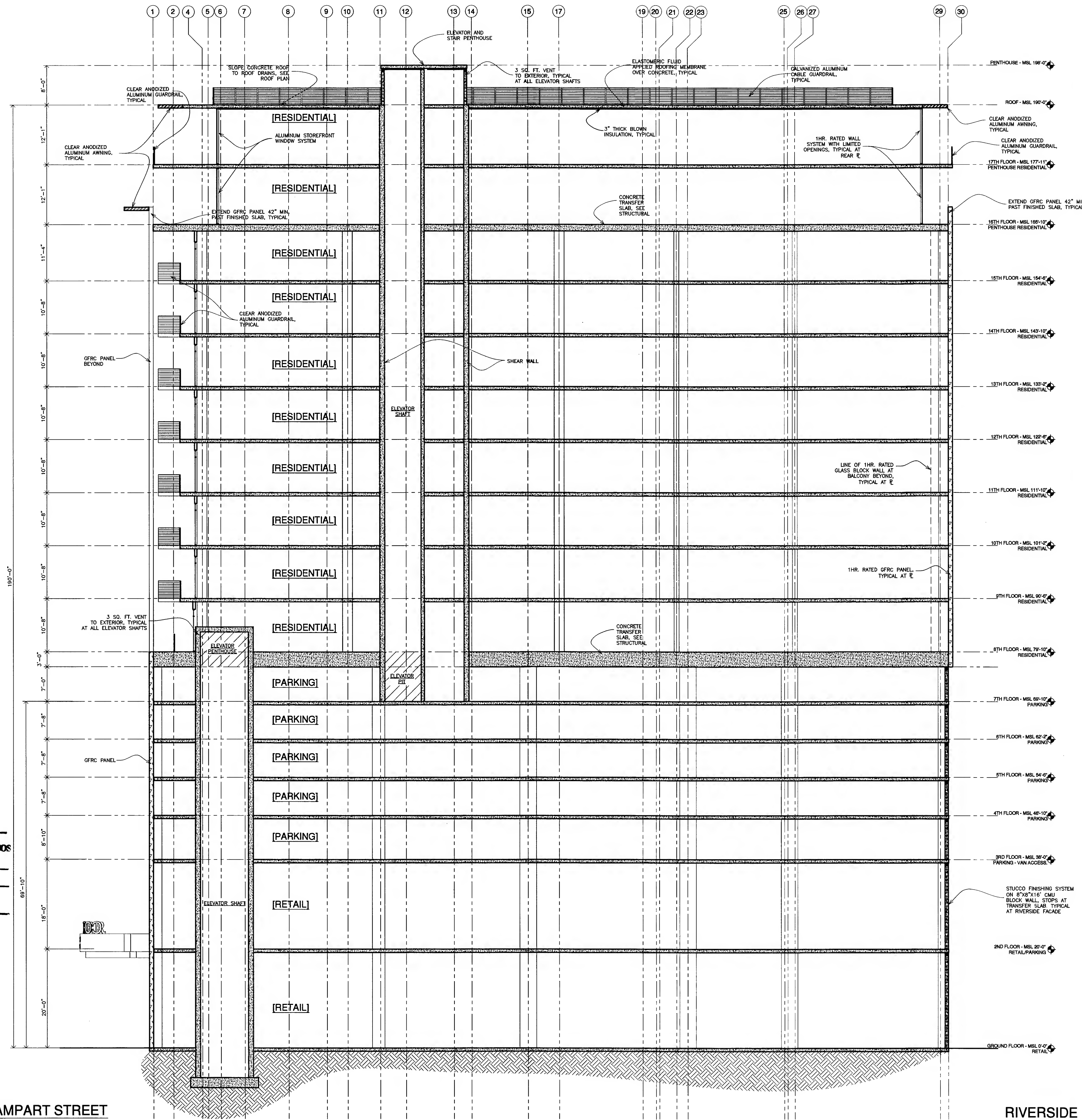
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REVISION HISTORY			
NO.	DATE	NAME	DESCRIPTION

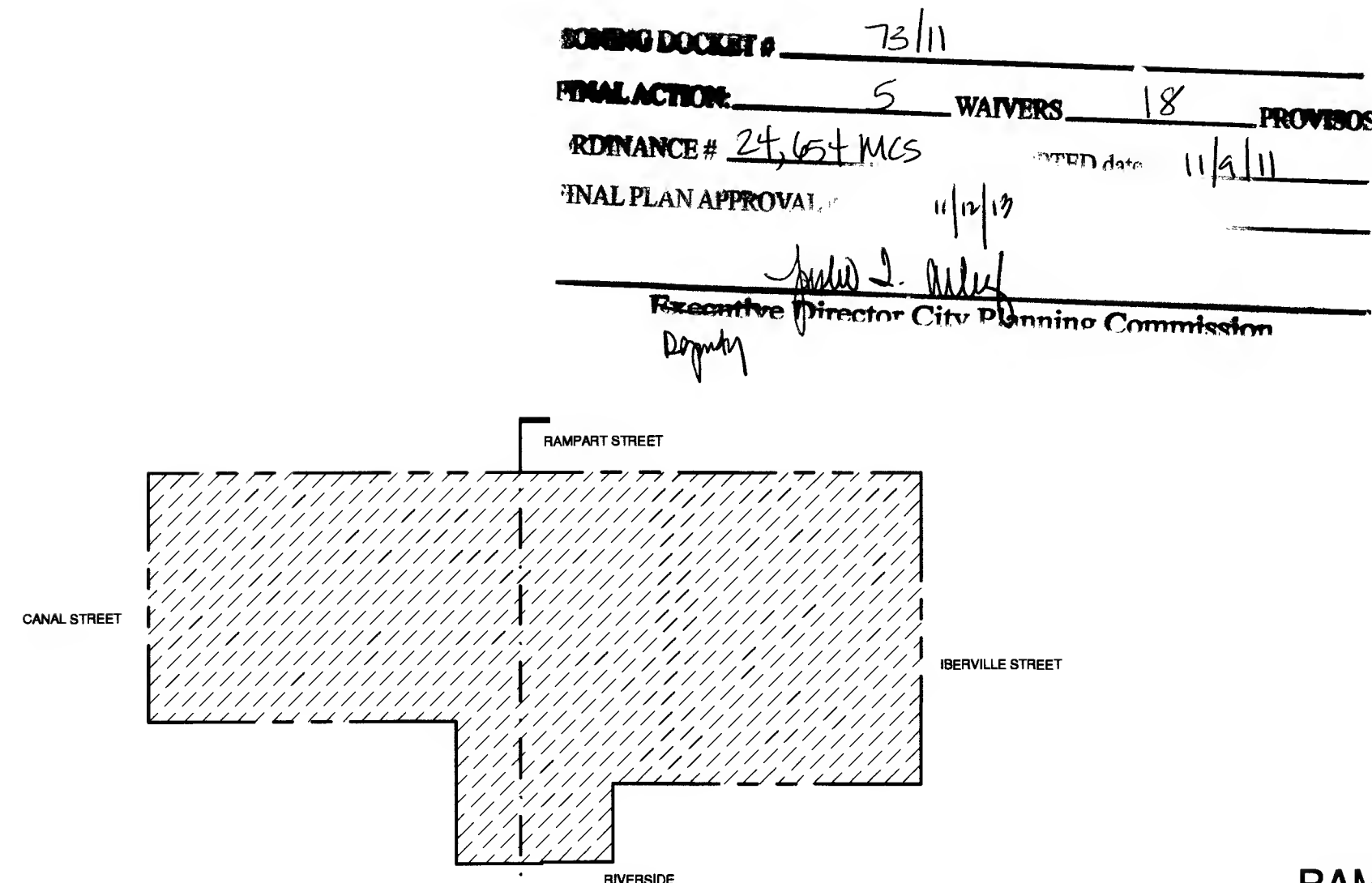
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PROJECT#: 0827
PHASE: DD
DRAFTER: VICTOR RINCON
CHECKER: HANK SMITH
SCALE: AS NOTED
ISSUED: 10/15/2013

SHEET#
A3.3
26 OF 30

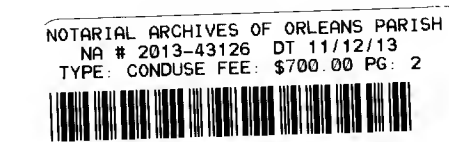
RIVERSIDE



1 BUILDING SECTION (@ CENTRAL ELEVATORS TOWARDS IBERVILLE)
SCALE: 3/32" = 1'-0"



2 KEY PLAN
SCALE: 1/64" = 1'-0"



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CERTIFIED CORRECT

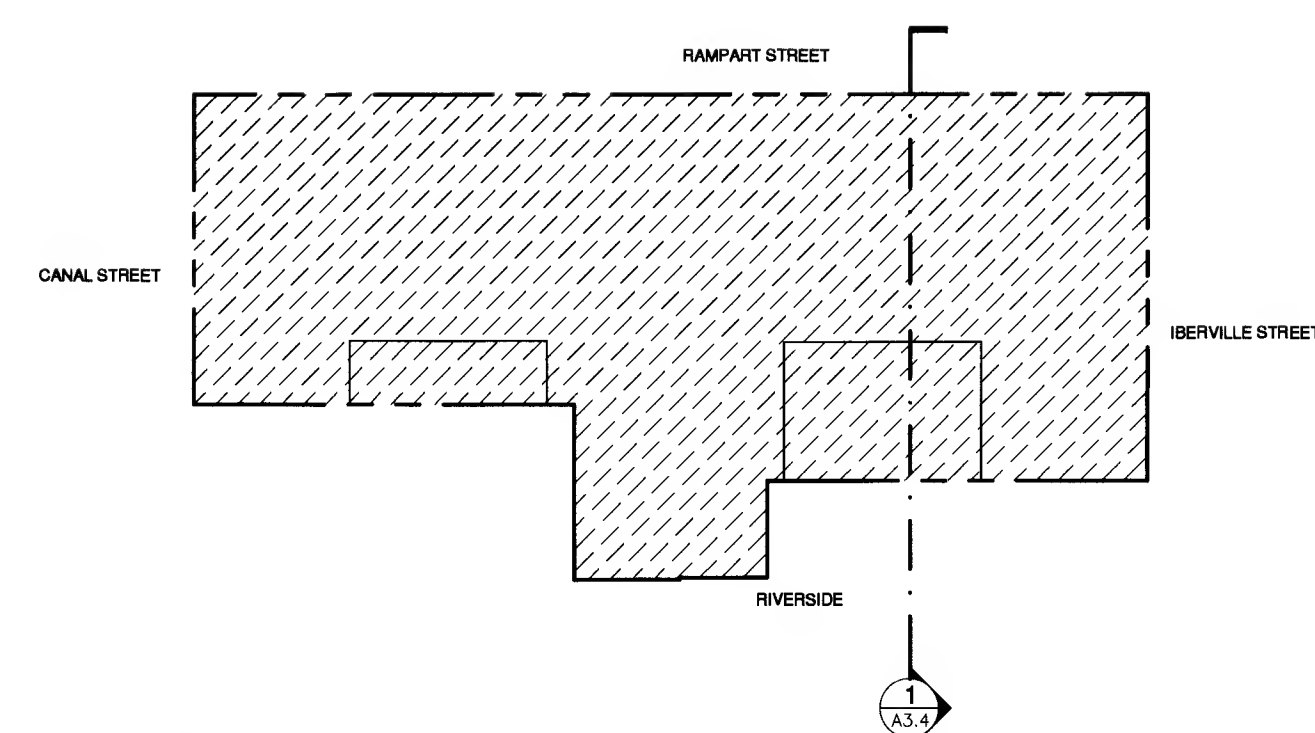
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[illegible]

TRANSVERSE
BUILDING SECTION

PROJECT#: **0827**
 PHASE: DD
 DRAFTER: VICTOR RINCON
 CHECKER: HANK SMITH
 SCALE: AS NOTED
 ISSUED: **10/15/2013**

SHEET#
A3.
27 OF 2



2 KEY PLAN

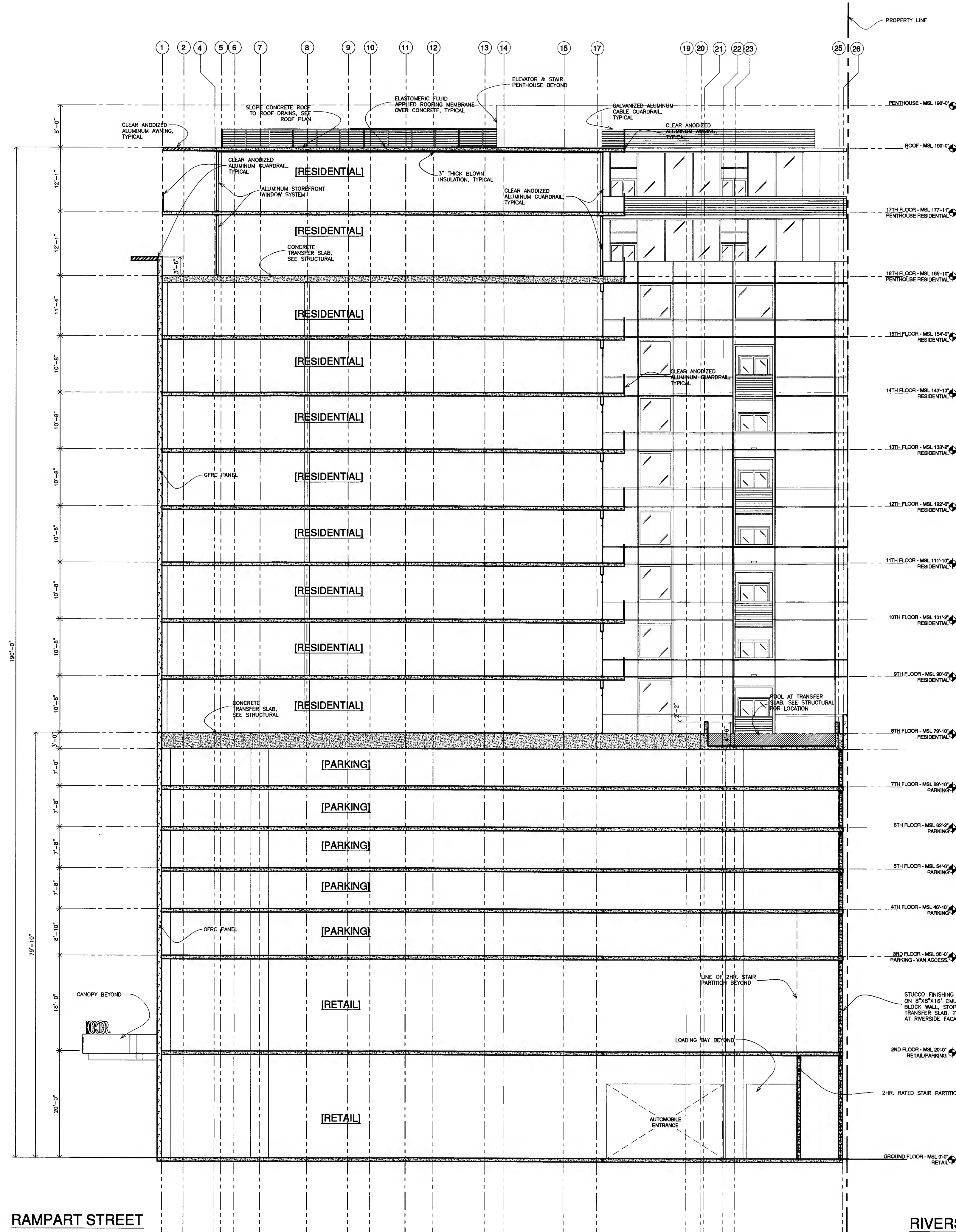
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SAVING DOCKET # 73/11
 FINAL ACTION: 5 WAIVERS 18 PROVISOS
 ORDINANCE # 12,624 MCS 11/2/93 11/4/11
 FINAL PLATE APPROVAL
 Executive Director City Planning Commission
 Deputy

RAMPART STREET

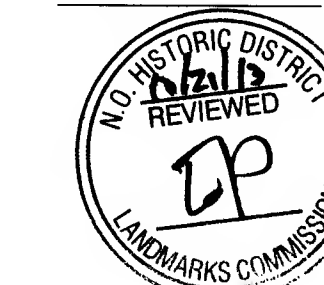
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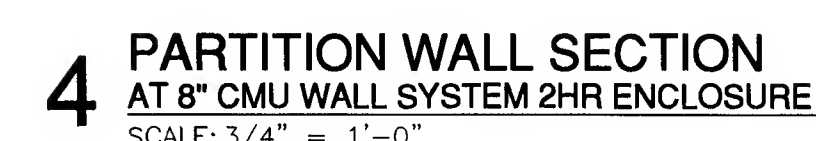
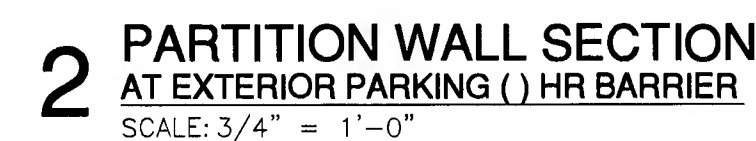


NOTARIAL ARCHIVES OF ORLEANS PAR
NA # 2013-43126 DT 11/12/13
TYPE: CONDUSE FEE: \$700.00 PG: 1

RIVERSIDE



FINAL DESIGN DOCUMENTS (10-15-2013)



NOTARIAL ARCHIVES OF ORLEANS PARIS
NA # 2013-43126 DT 11/12/13
TYPE: CONDOUSE FEE: \$700.00 PG: 2



1031 CANAL STREET
NEW ORLEANS, LOUISIANA

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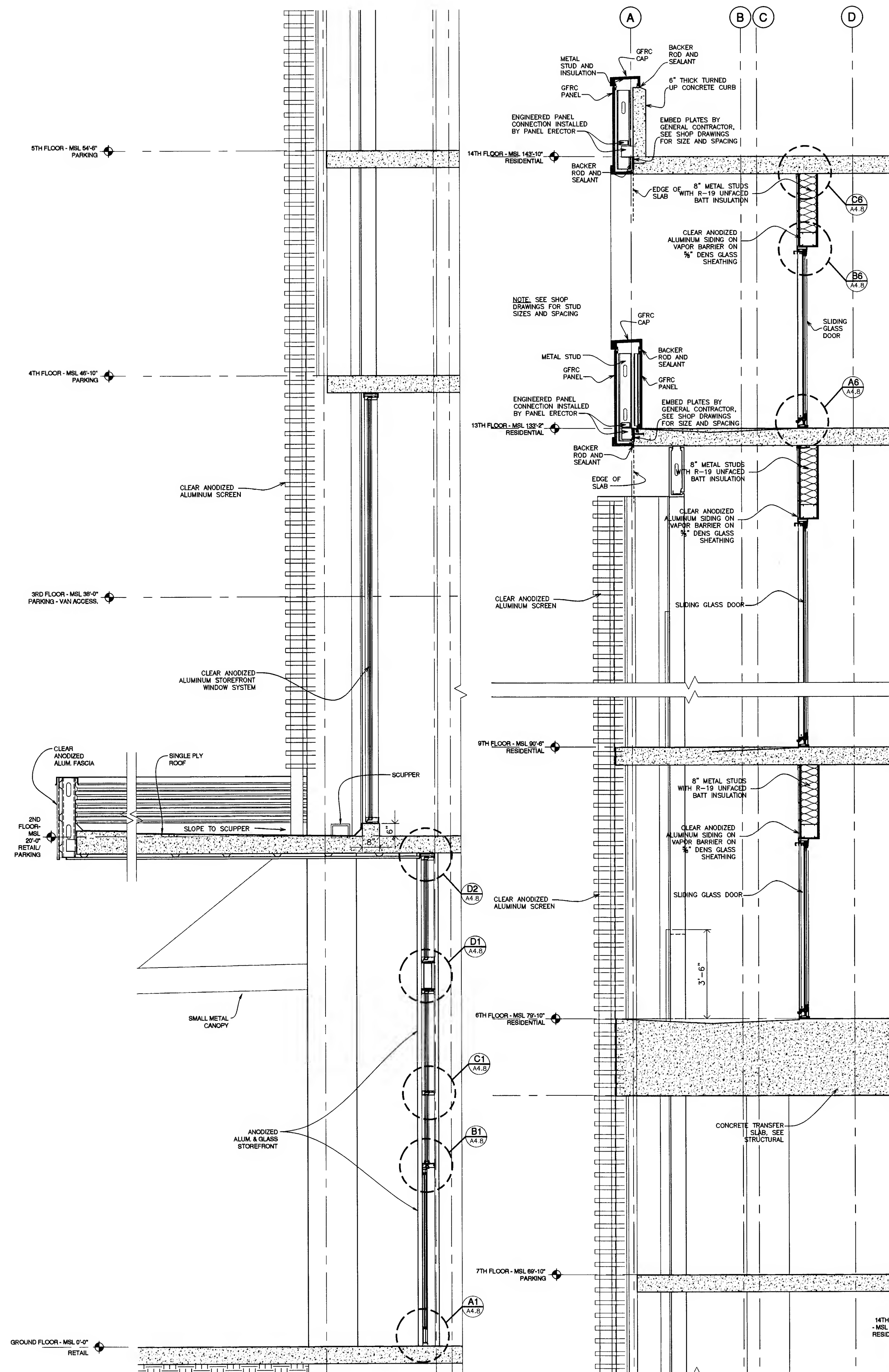


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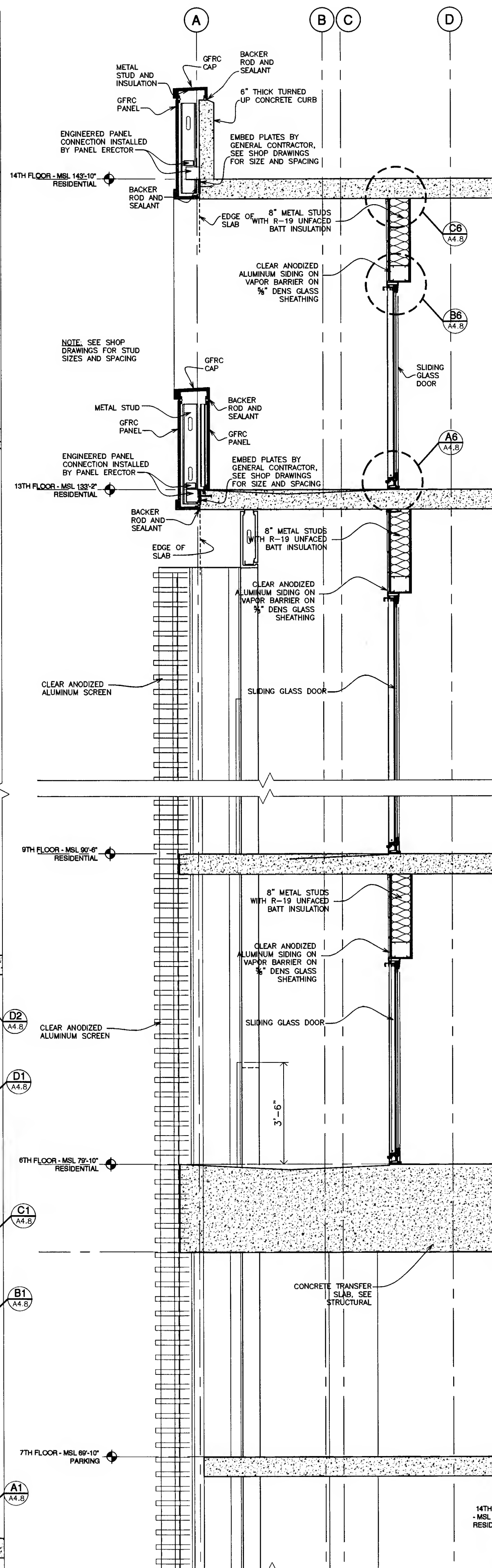
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PROJECT#: **0827**
 PHASE: DD
 DRAFTER: VICTOR RINCON
 CHECKER: HANK SMITH
 SCALE: AS NOTED
 ISSUED: **10/15/2013**

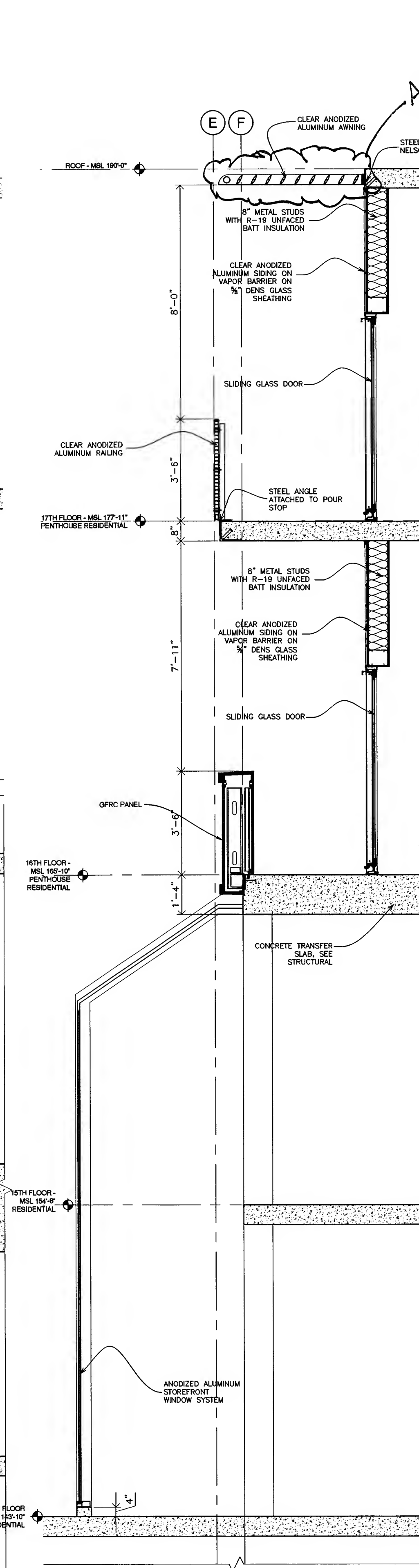
SHEET#
A3.5
26 OF 34



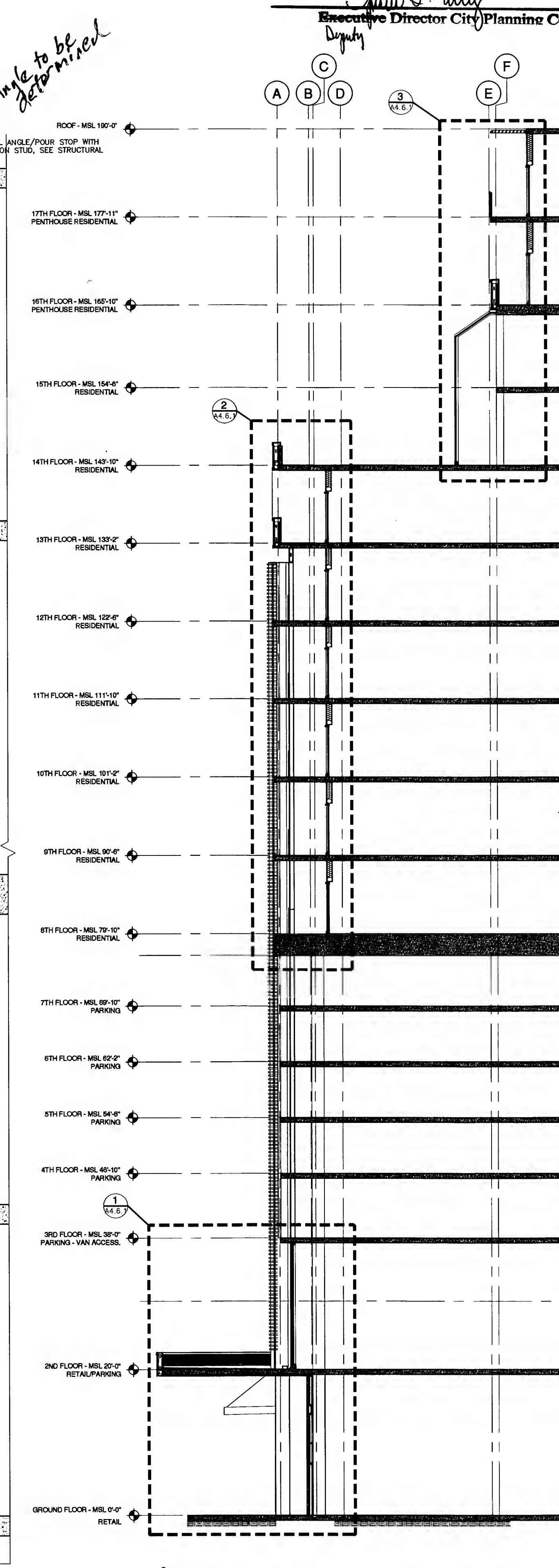
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SCALE: 3/8" = 1'-0"



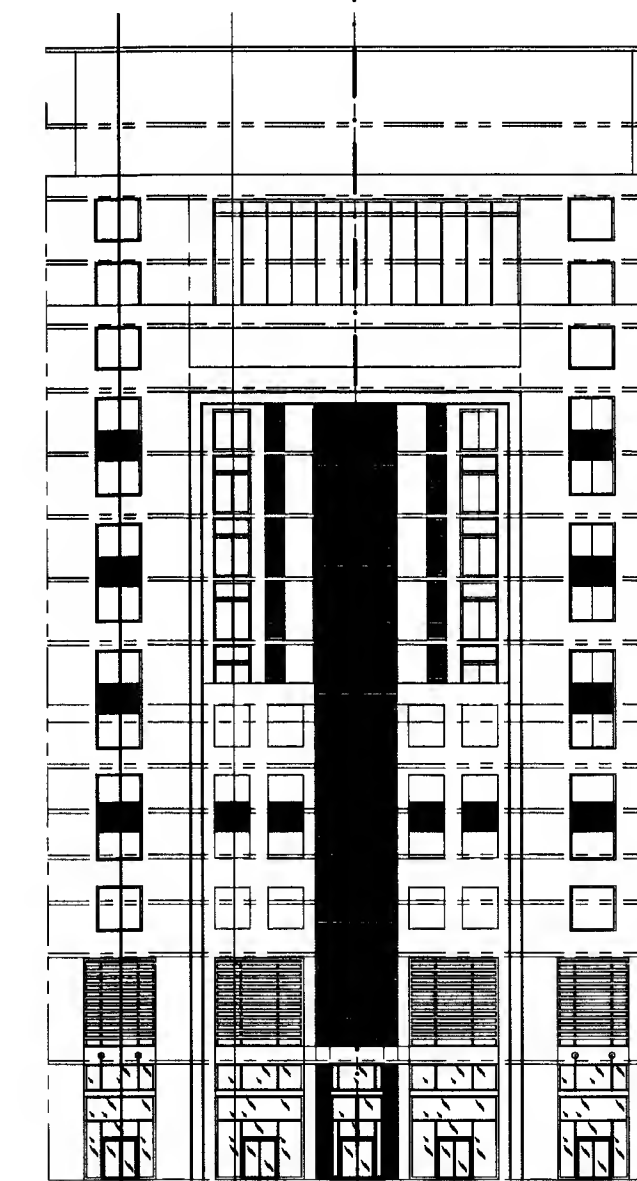
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SCALE: 3/8" = 1'-0"



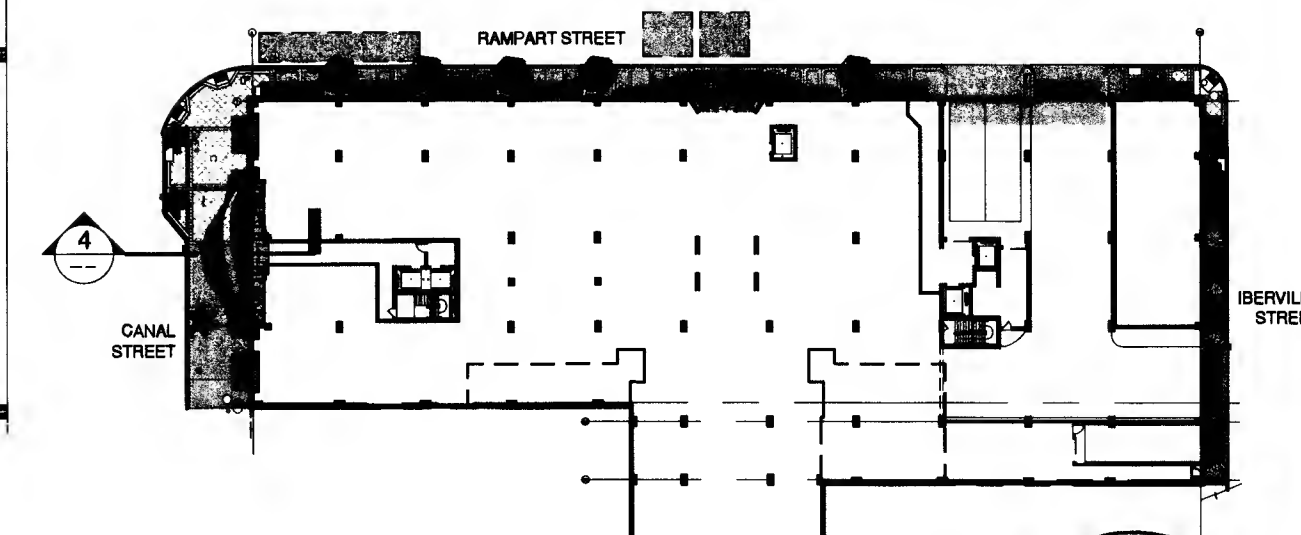
3 WALL SECTION DETAIL
SCALE: 3/8" = 1'-0"



4 WALL BUILDING SECTION
SCALE: 3/32" = 1'-0"



6 KEY ELEVATION AT NORTH EAST CANAL
SCALE: 1/32" = 1'-0"



5 KEY PLAN
SCALE: 1/64" = 1'-0"



7 ELEVATION PHOTO
SCALE: N.T.S.

DRAWING DOCKET # 73111
 FINAL ACTION: 5 WAVERS 18 PROPOSED
 ROMANCE # 24,184 MCS ADOPTED date: 11/21/11
 FINAL PLAN APPROVAL date: 11/21/13
[Signature]
 Executive Director City Planning Commission

HARRY BAKER SMITH SA II
 ARCHITECTS
 189 Maple Ridge Drive Metairie, LA 70001
 (504)885-4477 :: Fax (504)885-4377
 central@hbsaii.com :: www.hbsaii.com
 SINCE 1961

1031 CANAL STREET

NEW ORLEANS, LOUISIANA

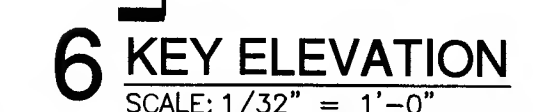
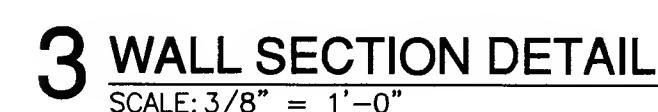
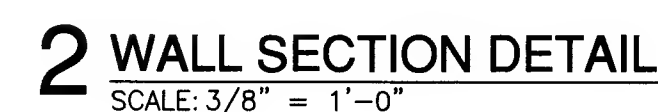
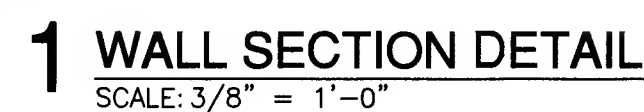
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 CERTIFIED CORRECT
[Signature]
 HARRY BAKER SMITH
 REGISTERED ARCHITECT
 STATE OF LOUISIANA

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REVISION HISTORY		
NO.	DATE	DESCRIPTION

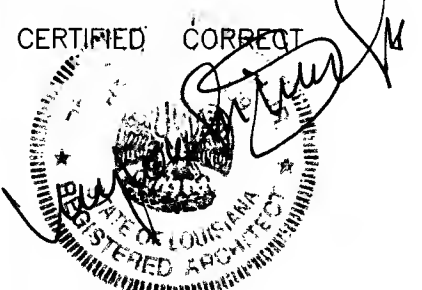
PROJECT#: **0827**
 PHASE: DD
 DRAFTER: VICTOR RINCON
 CHECKER: HANK SMITH
 SCALE: AS NOTED
 ISSUED: 10/15/2013
 SHEET#

A4.6.1
 29 OF 34

1031 CANAL STREET

NEW ORLEANS, LOUISIANA

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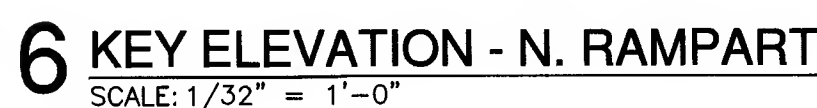
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PROJECT#: **0827**
 PHASE: DD
 DRAFTER: VICTOR RINCON
 CHECKER: HANK SMITH
 SCALE: AS NOTED
 ISSUED: **10/15/2013**

A4.6.2
30 OF 34

FINAL DESIGN DOCUMENTS (10-15-2013)



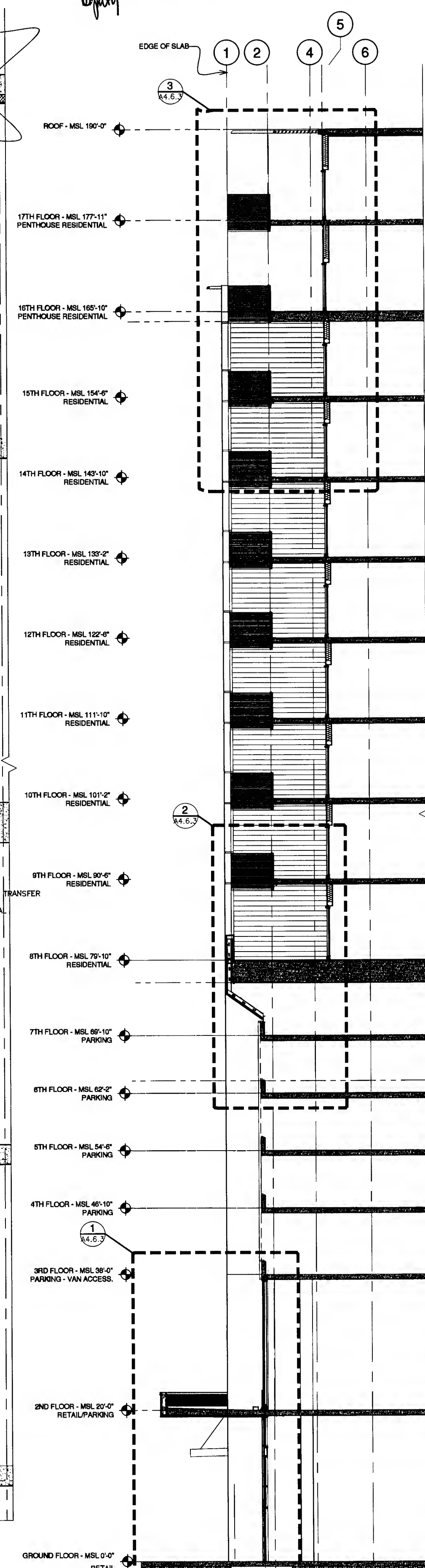
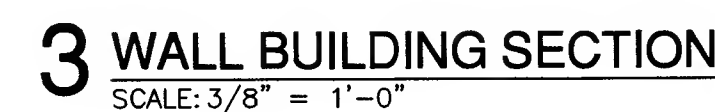
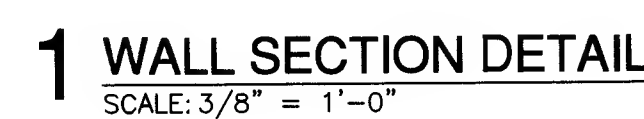
Architectural section drawing of a building facade showing floors from Ground Floor to Roof. The drawing includes floor levels, elevations, and structural details. Key features include:

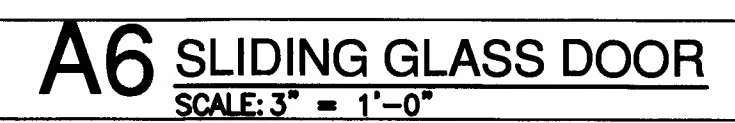
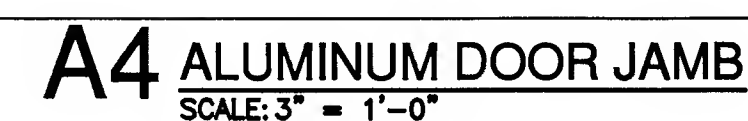
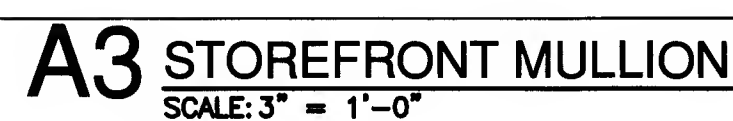
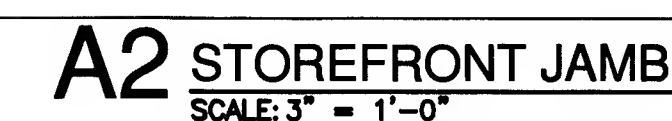
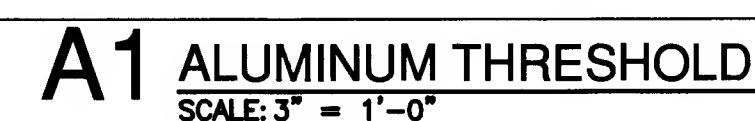
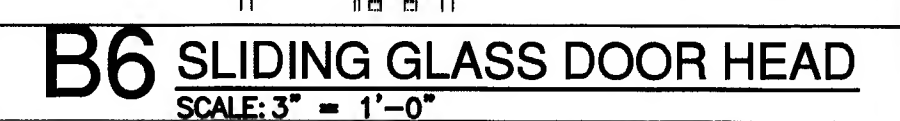
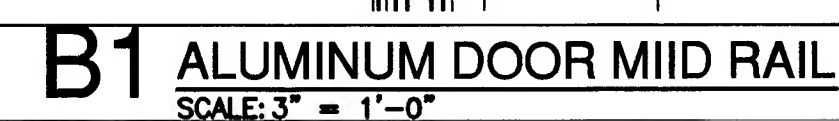
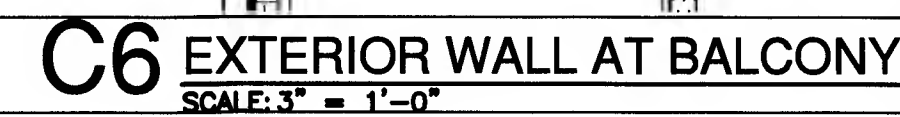
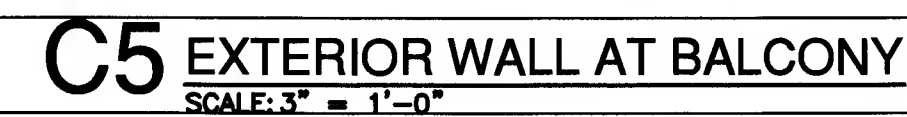
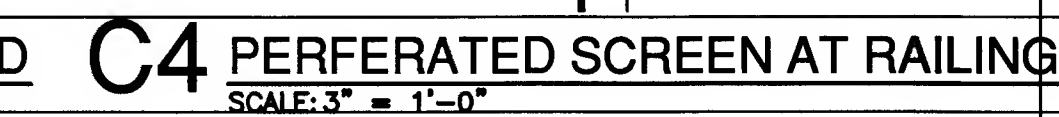
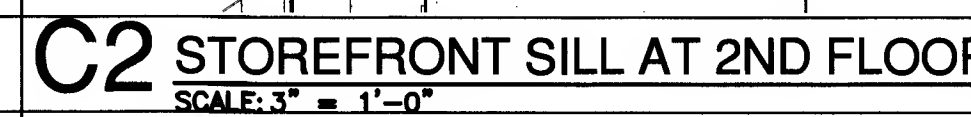
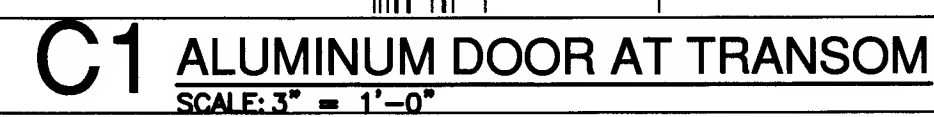
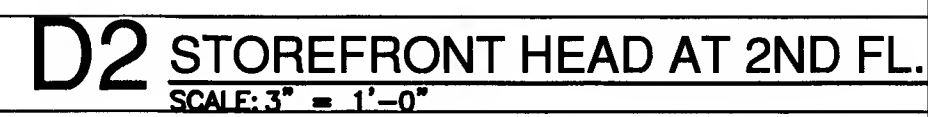
- Ground Floor - MSL 0'-0"
- 2ND FLOOR - MSL 20'-0" RETAIL/PARKING
- 3RD FLOOR - MSL 36'-0" PARKING - VAN ACCESS
- 4TH FLOOR - MSL 46'-10" PARKING
- 5TH FLOOR - MSL 54'-6" PARKING
- 6TH FLOOR - MSL 70'-10" RESIDENTIAL
- 7TH FLOOR - MSL 80'-10" PARKING
- 8TH FLOOR - MSL 82'-0" PARKING
- 9TH FLOOR - MSL 90'-6" RESIDENTIAL
- 10TH FLOOR - MSL 101'-2" RESIDENTIAL
- 11TH FLOOR - MSL 111'-10" RESIDENTIAL
- 12TH FLOOR - MSL 122'-4" RESIDENTIAL
- 13TH FLOOR - MSL 130'-2" RESIDENTIAL
- 14TH FLOOR - MSL 143'-10" RESIDENTIAL
- 15TH FLOOR - MSL 154'-6" RESIDENTIAL
- 16TH FLOOR - MSL 166'-10" PENTHOUSE RESIDENTIAL
- 17TH FLOOR - MSL 177'-11" PENTHOUSE RESIDENTIAL
- ROOF - MSL 190'-0"

The drawing also shows the edge of the slab and various structural elements like columns and beams.

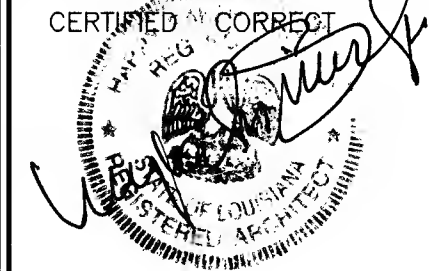
4 WALL BUILDING SECTION

FINAL DESIGN DOCUMENTS (10-15-2013)





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[illegible]

**EXTERIOR FINISH
GLAZING DETAIL**

PROJECT#: **0827**

PHASE: DD

DRAFTER: VICTOR RINCON


CHECKER: HANK SMITH

SCALE: AS NOTED

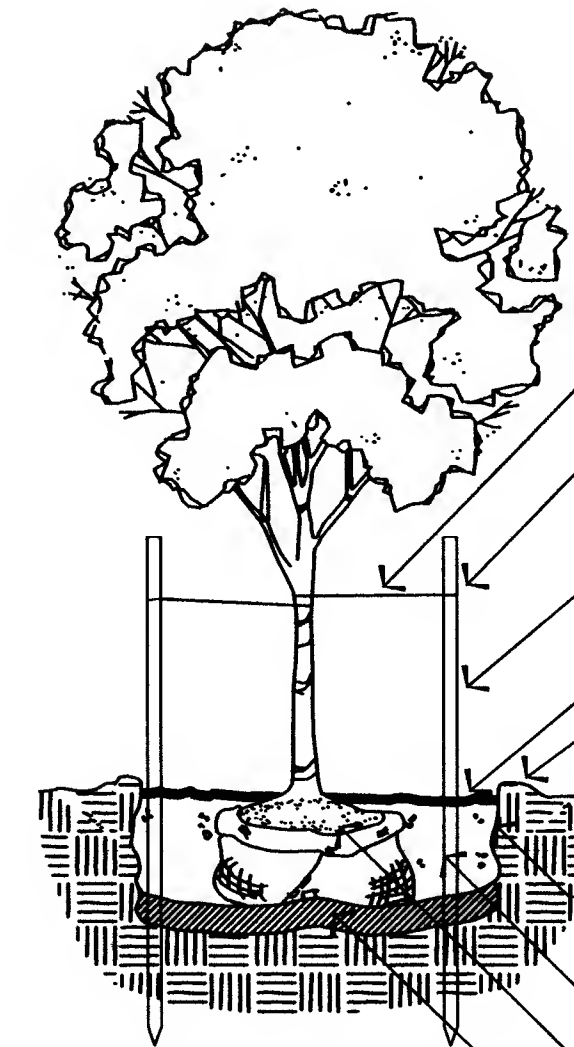
SHEET#
A4.8
27 OF 34

Note: All Tree Wells to be 4'x4'

- Place tree protection around existing palm trees during construction.
Refer to Detail 3 and Tree Protection Notes

 **1** **LANDSCAPE PLAN**
SCALE: 1/16" = 1'-0"

IBERVILLE STREET



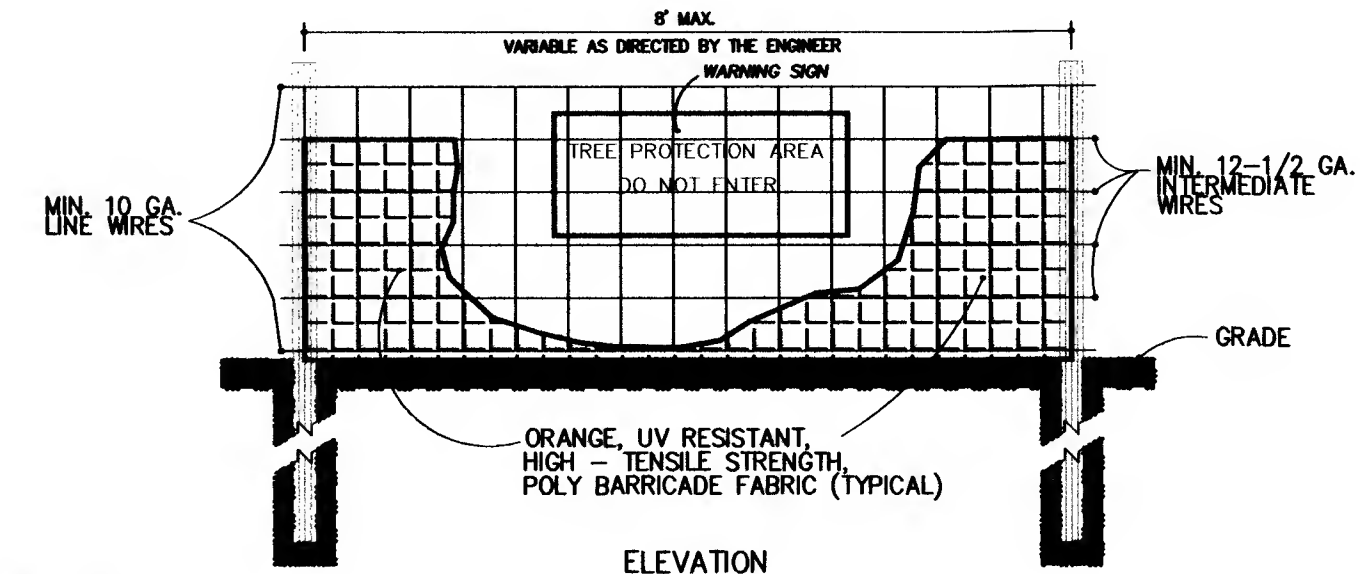
- DEEPROOT ARBORTIE
- EACH END SHOULD BE TIED AROUND GREEN "T" STAKE WITH A ROLLING HITCH. THE ENDS SHOULD BE TIED OFF WITH A SECOND HITCH ON THE ARBORTIE THAT LEADS TO THE TREE
- 6' GREEN METAL "T" POST
INSTALL THREE (3) POSTS PER TREE
SPACED EQUALLY AROUND TREE
(KEEP STAKES INSIDE TREE WELL)
- 4" MULCH
- FORM SAUCER WITH 4"-6" CONTINUOUS EARTHEN RIM AROUND PLANTING HOLE

- PLANTING PIT DEPTH SHALL EQUAL DEPTH OF ROOT BALL PLUS 6" FOR SETTING LAYER OF COMPACTED BACKFILL. PLANTING PIT WIDTH SHALL BE TWICE THE DIAMETER OF ROOT BALL.
- BACKFILL MEDIUM SHOULD BE A MIXTURE OF 50% REMOVED MATERIAL, WITH 50% MIXTURE OF PREPARED PLANTING SOIL MIXTURE.
- PLANT TOP OF ROOTBALL EVEN WITH OR SLIGHTLY HIGHER THAN FINISHED GRADE.
- PLACE ROOTBALL AT BOTTOM OF PLANTING PIT ON 6" LAYER OF COMPACTED BACKFILL.

2 TREE DETAIL

SCALE: N.T.S.

- The area beneath the canopy of the tree shall be designated as a tree protection zone.
- Stockpiling of materials, trash, soil, gravel, movement of machinery and heavy equipment are prohibited in the tree protection zone.
- Trees designated for fencing shall be completely enclosed by a fence a minimum height of six feet. The limits of the fence shall extend to the drip line.
- Tree protection fencing must be in place prior to any clearing or site work.
- Tree protection fencing must remain in place until all construction has been completed or final acceptance is issued, whichever is latest.
- Tree protection fencing must carry durable signs designating the area as "TREE PROTECTION ZONE-NO ENTRY." Such signs will be placed around the perimeter of all tree protection zones with a maximum spacing of twenty-five feet. Signs shall be a minimum of eight by ten inches in size and shall be firmly affixed to the tree protection fence.
- If tree protection fencing cannot be installed in-ground, temporary fencing panels shall be placed around the existing tree and secured to a hard surface. Ensure tree protection fence does not interfere with existing roadways or hinder any surrounding pedestrian traffic.



NOTES:
WARNING SIGNS TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL.
LETTERS TO BE 3" HIGH MINIMUM, CLEARLY LEGIBLE AND SPACED AS DETAIL.
SIGNS SHALL BE PLACED AT 50' MAXIMUM INTERVALS.
PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON LINE THEREAFTER.
FOR TREE PROTECTION AREAS LESS THAN 200' IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER PROTECTION AREA.
ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC.
MAINTAIN TREE PROTECTION FENCE THROUGHOUT DURATION OF PROJECT.
TREE PROTECTION FENCE TO EXTEND TO TREE'S DROPLINE.

3 TREE PROTECTION

SCALE: N.T.S.

SENDING DOCKET # 72/11
 FINAL ACTION: 5 WAVES 18 PROCESSED
 ROMANCE # 24, USA MCS ADOPTED date: 11/6/11
 FINAL PLAN APPROVAL date: 11/12/13
James J. Alley
 Executive Director City Planning Commission
 Deputy

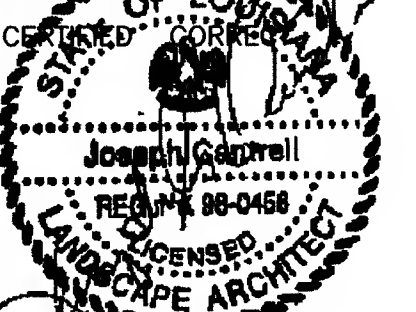
APPROVED
Public Landscape Plan
SEP 13 2013
Dept. of Parks & Parkways

NOTARIAL ARCHIVES OF ORLEANS PARIS
No # 2013-43126 DT 11/12/13
TYPE : CONDUSE FEE: \$700.00 Pg: 2

1031 CANAL STREET

NEW ORLEANS, LOUISIANA

THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS, AND I AM NOT AWARE OF ANY CONTRACT ADMINISTRATION.



THIS DRAWING IS CONFIDENTIAL AND MY RIGHTS OF DESIGN OR INVENTION ARE RESERVED AND WILL REMAIN THE SOLE PROPERTY OF HBSA II ARCHITECTS, A PROFESSIONAL L.L.C.

[illegible]

LANDSCAPE PLAN

PROJECT#: 0827
PHASE: DD
DRAFTER: VR
CHECKER: HANK SMITH
SCALE: AS NOTED
ISSUED: 08/16/2013

SHEET#

LS1.1

FINAL DEVELOPMENT DOCUMENTS (08-22-13)